

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-B-03-SP **Related File Number:** 6-B-03-RZ
Application Filed: 4/28/2003 **Date of Revision:**
Applicant: LANDVIEW G.P.
Owner:

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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PROPERTY INFORMATION

General Location: North side Beaver Ridge Rd., west of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 78 167 (FRONT PORTION) OTHER: 168 & 168.01 FOR **Jurisdiction:** County
Size of Tract: 23.7 acres
Accessibility: Access is via Beaver Ridge Rd., a major collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Commercial and residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential and Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the Karnes community and is surrounded by low density residential housing and commercial uses along Oak Ridge Hwy. within PR, RA, CA and PC zones

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7507 Beaver Ridge Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) and CN (Neighborhood Commercial) on front portion of 167 (map on file)
Previous Requests: None noted
Extension of Zone: No for the Sector Plan/ yes for PR zoning.
History of Zoning: None noted for this site, but the adjacent property to the east was rezoned to CA for commercial development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and O (Office)
Requested Plan Category: C (Commercial) (1.6 acres)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE the Commercial Sector Plan designation for the front of this site

Staff Recomm. (Full):

The requested commercial designation is consistent with other commercial zoning and development found to the east and south of the site. The sector plan proposes office and low density residential use for this part of the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and CN zoning are appropriate for this site, which is adjacent to CA zoning developed with a grocery store and across from PC on Oak Ridge Hwy.
2. Uses permitted under CN zoning will be compatible with surrounding development and zoning.
3. The Commercial designation and CN zoning are logical extensions from the south and east.
4. PR zoning of the entire site at the maximum requested density would allow consideration of one acre of commercial uses permitted by SC (Shopping Center) zoning, but not the requested 1.6 acres of the site. PR zoning would also require that at least 25% of the residential units be ready for occupancy prior to any commercial permits being issued.
5. Any curb cuts requested with any commercial building permit application would have to be approved by the Knox County Engineering Department regardless of the zoning on the site. The applicant should work with Knox County Engineering to provide the safest ingress and egress possible to both the residential and commercial developments.

THE EFFECTS OF THE PROPOSAL

1. There will be very minimal impact on Beaver Ridge Rd or Oak Ridge Hwy. as a result of the commercial zoning change.
2. Public water and sewer utilities are available to serve this site.
3. The effect on adjacent properties as a result of this zoning change will be minimal. CN zoning allows limited commercial uses and has stricter development standards than other more intense commercial zones.
4. Twenty-two acres of residential development at 5 dwellings per acre would allow 111 units, generate 1,110 vehicle trips per day, and add approximately 50 children to the area school population.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested Sector Plan change is a logical extension from the south and east.
2. The Northwest County Sector Plan proposes office and low density residential uses for the portion of the site recommended for commercial and low density residential and stream protection for the remainder of the property.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action:

APPROVE (C) Commercial for the front 1.6 acres

Date of MPC Approval:

6/12/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action:

7/28/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: