

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-B-04-SP **Related File Number:** 6-F-04-RZ
Application Filed: 5/3/2004 **Date of Revision:**
Applicant: SARAH RALSTON
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: Northeast side Concord Rd., north side Second Dr.
Other Parcel Info.:
Tax ID Number: 153 37.03 OTHER: PORTION ON EAST SIDE OF CONC **Jurisdiction:** County
Size of Tract: 4.882 acres
Accessibility: Access is via Concord Rd., a major arterial street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Professional offices and neighborhood retail services **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This vacant site is located on the western edge of the historic Concord community within RA, CA, OA, OB and HZ zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property to north was zoned CN in 2003.
Extension of Zone: Yes
History of Zoning: None noted for this property, but the site to the north was zoned CR in 2004. (1-A-04-SP/1-E-04-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: C (Commercial)

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 Commercial designation

Staff Recomm. (Full): Commercial designation of this site is consistent with the designation of properties to the north and south of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The Commercial designation and CN zoning would be compatible with the commercial zoning north and south of the site and would back up to residential development and zoning to the east.
2. CN zoning of this site would be an extension of the recently approved commercial designation and CN zoning to the north. It would allow the continuation of commercial between that site and the CA zoning situated to the south, between Second Drive and the Norfolk Southern railroad on property designated on the sector plan for commercial uses.
3. Approval of CN zoning reduces the range of uses and establishes building and landscaping restrictions that would be compatible with the scale and intensity of surrounding residential development.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposed sector plan amendment and CN rezoning would allow the property to be developed with commercial or office uses as proposed by the applicant.
3. The CN zone would be compatible with the surrounding, predominantly low density residential pattern. The Farragut town plan shows residential development on the west side of Concord Rd. at this location.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed commercial designation would be inconsistent with the Farragut town plan, which shows residential development on the west side of Concord Rd., while the sector plan shows low to medium density residential uses on the east side of Concord Rd.
2. The site is located within the Farragut Urban Growth Area Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 6/10/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/26/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: