

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

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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File Number: 6-C-07-SP

Related File Number: 6-K-07-RZ

Application Filed: 5/4/2007

Date of Revision:

Applicant: KENNETH GIBSON

PROPERTY INFORMATION

General Location: Northwest side Dante Rd., southwest of Greer Rd.

Other Parcel Info.:

Tax ID Number: 57 145

Jurisdiction: County

Size of Tract: 1 acres

Accessibility: Access is via Dante Rd., a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Phone service and truck storage for contractor's business

Density:

Sector Plan: North County

Sector Plan Designation: Medium Density Residential

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This residential site is located adjacent to the railroad right-of-way, at the western edge of an older group of housing units zoned RA and RB.

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

Street: 203 Dante Rd

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: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.):

DENY C (Commercial) designation

Staff Recomm. (Full):

Extension of the commercial designation across the railroad right-of-way from the west would remove the physical buffer that separates the RA and RB zoned residential housing along the section of Dante Rd. from the commercial uses that occur to the west of the railroad along Dante Rd and Central Ave., within CA, CB, C-4 and C-3 zones. The sector plan proposes medium density uses for this site, maintaining the railroad right-of-way as the separation between the commercial and residential zones and uses.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The applicant acquired this site for the location of his business office and commercial vehicle storage and is seeking rezoning to CA to allow the proposed use. The C Commercial designation and CA zoning of this property will be an intrusion of non-residential zoning and uses along Dante Rd. to the east across the present separation provided by the railroad ROW.
- 2. The request is not consistent with the adjoining RA zoning and residential uses found east of the railroad ROW.

THE EFFECT OF THE PROPOSAL

- 1. Public water and sewer are available in the area.
- 2. The Commercial designation and CA zone will not impact school enrollment.
- 3. CA zoning of this site will introduce non-residential zoning further along Dante Rd., northeast of the established railroad buffer ROW changing the established land use pattern of the area and likely leading to future rezoning request for commercial expansion along Dante Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Approval of the Commercial plan amendment will bring the North County Sector Plan into conformity with the requested CA rezoning.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy plan map.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

APPROVE C (Commercial)

Date of MPC Approval:

6/14/2007

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:

7/23/2007

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:

