

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-11-SP **Related File Number:** 6-E-11-RZ
Application Filed: 4/27/2011 **Date of Revision:**
Applicant: WILLIAM L. LUNSFORD

PROPERTY INFORMATION

General Location: Northeast side Old Maynardville Pike, north side Foley Dr.
Other Parcel Info.:
Tax ID Number: 48 043 OTHER: PORTION ZONED RB **Jurisdiction:** County
Size of Tract: 0.42 acres
Accessibility: Access is via Old Maynardville Pike, a local street with varied pavement width within 45' of right-of-way, or Foley Dr., a local street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Automobile sales
Surrounding Land Use:
Proposed Use: Automobile sales expansion **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties fronting on Maynardville Pike in this area are developed with commercial uses, under CA and C-3 zoning. Residential uses are located to the rear of the businesses, zoned RB.

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

Street: 6530 Old Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of C designation and CA zoning from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #6-C-11-SP, amending the North County Sector Plan to C (Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Several of the properties surrounding the subject parcel are used for commercial uses, under CA and C-3 zoning. The properties to the north and west are zoned commercial. A commercial designation will allow the applicant to pursue CA zoning to expand the existing auto sales business. The site meets the locational criteria for the C designation in the sector plan, as well as certain criteria for amending the sector plan. The commercial plan designation must be approved in order to consider CA zoning for the site.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes commercial uses for the entire property to the north, which extends the same depth into the residential area as the subject property. The sector plan does not recognize the existing CA zoning on the front of this property.

CHANGES IN GOVERNMENT POLICY:

The recommended C designation will bring the plan designation into consistency with the current CA zoning and use on the front portion of this site.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This area along Maynardville Pike has been developed primarily with commercial uses that are compatible with the proposed use and zoning.

Action:

Approved

Meeting Date: 6/9/2011

Details of Action:

Summary of Action:

ADOPT resolution # 6-C-11-SP, amending the North County Sector Plan to C (Commercial) and recommend the Knox County Commission also adopt the amendment.

Date of Approval:

6/9/2011

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: 7/25/2011

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: