CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number:	6-D-04-SP	Related File Number:	6-K-04-RZ
Application Filed:	5/10/2004	Date of Revision:	5/24/2004
Applicant:	SCOTT AND ELISHA HALL		
Owner:			



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Owner:

PROPERTY INFORMATION

General Location:	Northwest side Tazewell Pike, southwest of Mountain Shadow Dr.		
Other Parcel Info.:			
Tax ID Number:	30 20.01	Jurisdiction:	County
Size of Tract:	2 acres		
Accessibility:	Access is via Tazewell Pike, a minor arterial street with a 30' pavement within a 50' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Single family dwelling		
Surrounding Land Use:			
Proposed Use:	U-Haul rental business	3	Density:
Sector Plan:	Northeast County	Sector Plan Designation:	Agricultural / Rural Residential
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This site is surrounded by low density and rural residential development that has occurred under RA and A zoning.		

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

Street:

6701 Tazewell Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CR (Rural Commercial)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

A/RR (Agricultural/Rural Residential) **Current Plan Category:**

Requested Plan Category: C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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):	Commercial uses on this site would be detrimental to the adjoining established residential subdivision. The sector plan proposes rural residential use for this property and the surrounding area.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The property is developed with a residence and needs a commercial designation to seek CR zoning. The site is not shown as commercial by the sector plan. The applicant's request will allow this site to be zoned CR commercial which is contrary with the established low density and rural residential uses and A, PR and RA zoning of surrounding properties. Zoning the site to CR would be an example of spot zoning. 2. A Commercial designation and CR zoning would permit a range of commercial uses incompatible with other uses in the area. The applicant should locate the proposed business in an area appropriate for commercial development. 		
	 THE EFFECTS OF THE PROPOSAL Public water is available to serve the site, while sewer is not available. Commercial development of this site will impact Tazewell Pike. with additional traffic and turning movements in this area, but it will have no impact on schools. CR zoning allows uses that are incompatible with surrounding residential zoning and uses. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Sector Plan proposes rural residential uses and slope protection for this site and the adjoining area. 2. The site is located within the Rural Residential Area of the Knoxville-Knox County-Farragut Growth Policy Plan. 3. This request could lead to similar plan amendment requests in the future for other properties along Tazewell Pike. 		
MPC Action:	Denied MPC Meeting Date: 6/10/2004		
Details of MPC action:			
Summary of MPC action:	DENY C (Commercial)		
Date of MPC Approval:	Date of Denial:6/10/2004Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?: 6/21/2004		
	LEGISLATIVE ACTION AND DISPOSITION		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	8/23/2004	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Denied (Withdrawn)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: