

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.):

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

1. Public water is available to serve the site, while sewer is not available.
2. 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.
3. 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: 6/10/2004

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 6/21/2004**LEGISLATIVE ACTION AND DISPOSITION**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: