

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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-D-07-SP

Related File Number: 6-P-07-RZ

Application Filed: 5/10/2007

Date of Revision:

Applicant: TIM KALTHOFF

## PROPERTY INFORMATION

General Location: Southwest side of Hunters Hollow Way, northwest side of Everett Rd.

Other Parcel Info.:

Tax ID Number: 141 41.03 & 41.15

Jurisdiction: County

Size of Tract: 2.29 acres

Accessibility: Access is via Everett Rd., a two lane, major collector street, with 20' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Any use allowed in the CB zoning District.

Density:

Sector Plan: Northwest County Sector Plan Designation: AG/RR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within a rural, large lot subdivision that developed under Agricultural zoning. Property to the west of the site consisted of rural residential uses that have been redeveloped with businesses under CB zoning in the last 15 years.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CB (Business and Manufacturing)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but other property in the area has been rezoned CB in recent years.

## PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural 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): The present commercial boundary line on the west side of the subject property provides a uniform western separation for the commercial zone on the north and south sides of Everett Rd., and the CB zoned property to the west has not fully developed. More commercial development should occur within the commercially zoned property before extending the commercial zoning further to the east

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The extension of the commercial designation for these properties would be an intrusion into an established rural residential area and adversely impact the rural character of adjoining property to the east, north and south.  
2. Commercial designation and CB zoning should be limited to the established area to the southwest of the site along both sides of Everett Rd. that have not yet been developed with businesses.  
3. The sector plan proposes that AG/RR uses continue east, north and south of this site and that the uniform commercial boundary be maintained.

THE EFFECT OF THE PROPOSAL  
1. Public water and sewer are available in the area and could be extended to serve the site.  
2. The proposal will have no impact on schools.  
3. The proposal is not compatible with adjacent rural residential uses on three sides of the site

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS  
1. The Northwest County Sector plan proposes AG/RR uses for this site.  
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.  
3. Approval of this request may be expected to generate similar requests for Commercial designation and CB zoning in the area.

MPC Action: Denied (Withdrawn)    MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:                                      Date of Denial:                                      Postponements: 6/14/2007

Date of Withdrawal: 7/12/2007                      Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 8/27/2007                      Date of Legislative Action, Second Reading:

Ordinance Number:                                      Other Ordinance Number References:

Disposition of Case:                                      Disposition of Case, Second Reading:

If "Other":    If "Other":

Amendments:    Amendments:

Date of Legislative Appeal:                                      Effective Date of Ordinance: