

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-F-08-SP **Related File Number:** 6-J-08-RZ
Application Filed: 5/5/2008 **Date of Revision:**
Applicant: SUNDOWN PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side Conner Rd., southeast of Tate Trotter Rd., northwest of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 47 33.01,33.02,33.06& 33.09 **OTHER:** 040 & 081 (ZONE **Jurisdiction:** County
Size of Tract: 23.09 acres
Accessibility: Access is via Conner Rd., a minor collector street with three traffic lanes fronting this property

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: North County **Sector Plan Designation:** O and MDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This mostly vacant site is in an area of recent medical and business development that has occurred under CA and OB zoning

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: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Portions of this site and other adjoining property have been rezoned to CA and OB in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) & O (Office)
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.): APPROVE C (Commercial) designation for the CA zoned western part of the site and O (Office) for the eastern Agricultural zoned portion adjacent to the established residential subdivision. Applicant requested C (Commercial) for all the property.

Staff Recomm. (Full): The staff recommendation recognizes that the western portion of the subject property is already zoned CA, although not developed, and would allow the applicant to pursue a mixed use office retail development for the property. This would require a transition into only office uses adjacent to the established residential subdivision along it's eastern and northeastern boundaries.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed CA zoning of the entire site is not compatible with the scale and intensity of the adjacent residential uses and RA zoning pattern to the east and northeast; however, the staff recommended OB zoning of the eastern portion of the site would allow a compatible range of uses adjacent to the rear of these residential lots. CA zoning would allow uses in the eastern portion of this area that could have adverse impact on the adjacent residential uses to the east and north. The applicant will have reasonable use of the property under the current CA and proposed OB zones that would be consistent with the shape of this site, its relationship to the established street system, and the surrounding established and proposed development and zoning pattern.
2. The proposed Sector Plan amendment and OB rezoning of the Agricultural zoned portion of the site allows reasonable use of the property in a manner consistent with the present zoning and the sector plan designation for the property surrounding the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. Conner Rd. is a minor collector street that has the capacity to handle additional trips that would be generated by mixed use commercial/office development.
- 3. The proposed sector plan amendment and OB zoning of the eastern portion of this site are compatible with surrounding development and zoning pattern and have minimal impact on adjacent properties.
- 4. Approval of the staff rezoning recommendation will result in mixed use retail and office uses consistent with adjacent established uses and zoning in a pattern that would be expected around a major interstate interchange and serve a major arterial street corridor.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes medium density residential and office uses for this site, although portions of the site and surrounding property have been rezoned CA by the Knox County Commission in recent years. The staff recommended sector plan amendment would bring the recently established CA rezoning and staff proposed OB rezoning into conformity with the plan.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved as Modified

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) designation for the CA zoned western part of the site

Date of MPC Approval: 7/10/2008

Date of Denial:

Postponements: 6/12/2008

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/25/2008

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: