

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 6-G-06-SP **Related File Number:** 6-R-06-RZ
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: ROBERT W. BEDWELL
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest and southeast sides E. Governor John Sevier Hwy., southwest and northeast sides Old French Rd., and northwest side Kimberlin Heights Rd.
Other Parcel Info.:
Tax ID Number: 125 101 **Jurisdiction:** County
Size of Tract: 58.9
Accessibility: Access is via Gov. John Sevier Hwy., a two lane, major arterial street with 45' of pavement within a 100' right-of-way, and Old French Rd., a local street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail center **Density:**
Sector Plan: South County **Sector Plan Designation:** Ag/RR, LDR and SLPA
Growth Policy Plan: Rural Area and Planned Growth Area
Neighborhood Context: This site is located in a rural area of scattered single family housing that has developed under Agricultural 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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential), LDR (Low Density Residential) and SLPA (Slope Protection Area)

Requested Plan Category: C (Commercial) and SLPA (Slope Protection Area)

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 designation of 59 acres of land in the midst of this rural residential area is out of character with the established development pattern and is much more commercial land than needed to serve this area of Knox County. The sector plan proposes low density residential, rural residential and slope protection for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The Commercial designation and CA zone are not consistent with surrounding zoning and development. The existing LDR and Rural Residential designations and A zoning will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA zoning of 59 acres of property is much more commercial than is needed to serve this portion of Knox County. The Tennessee Department of Transportation might have issues regarding curb cuts to Gov. John Sevier Hwy. A rezoning of this scale and intensity would result in issues regarding traffic, lighting, signage, drainage, slope protection and other development concerns associated with such a large commercial site. This would have a substantial impact on the surrounding area.
3. The CA zoning will allow development out of character with surrounding rural residential uses and scattered subdivisions. The requested Commercial designation and CA zoning would permit intensive, non-residential development that is out of character with surrounding uses. When considering the rural nature of the surrounding area, this request is premature.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would add traffic and turning movements to this section of Gov. John Sevier Hwy., and Old French Rd. The Tennessee Department of Transportation may have concerns regarding curb cuts to Gov. John Sevier Hwy. The Knox County Engineering Dept. may also require a traffic impact study with any development proposal submitted for building permits. A more appropriate location for a rezoning of this magnitude would be at the intersection of two major roads. This situation does not exist at this location.
3. The CA zoning would impact surrounding properties and be incompatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The requested Commercial designation and CA zoning are not consistent with the LDR, rural residential and slope protection proposed for this property, or with the adjoining areas to the south, west and east which are proposed by the Sector Plan for low density residential, rural residential and slope protection.
2. The property is located within both the Urban Growth Area and Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Denied

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval:

Date of Denial: 6/8/2006

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 6/12/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/24/2006

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Appeal approved Comemrcial designation on north and south of John Sevier and east and west on Old French Road

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: