

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-A-04-SP **Related File Number:**
Application Filed: 6/9/2004 **Date of Revision:**
Applicant: KATHERINE WYROSDICK FOR THOMAS FORD
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

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PROPERTY INFORMATION

General Location: Southeast side Hall Dr., southwest of Eagles Landing Way
Other Parcel Info.:
Tax ID Number: 118 185 (PORTION) OTHER: MAP ON FILE. **Jurisdiction:** County
Size of Tract: 2.14 acres
Accessibility: Access is via Hall Dr., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Landscaping contractor's business including storage of equipment and material. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential and related uses that have developed under A and RB zoning.

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

Street: 9906 Hall Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (Commercial)

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 this site would be out of character with the area's established residential uses and A and RB zones. Although part of the site is zoned CA, there is no commercial activity occurring on the site, and the property's most recent use has been used for residential. The sector plan does not recognize the current CA zone and proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed Commercial designation is not consistent with the surrounding, established residential development pattern and would be an intrusion into an established residential neighborhood.
2. The sector plan's current proposal for low density residential use is appropriate and should not be changed for this site.
3. Allowing commercial uses at this site would bring additional noise and traffic, including more turning movements at this intersection, and be disruptive to the surrounding residential uses. Besides the subject property, there is no other commercial zoning in the immediate area

THE EFFECTS OF THE PROPOSAL

- 1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. However, the streets would be negatively impacted with additional traffic generated from a commercial use.
3 The adjoining mobile home park to the east has recently been renovated and would be negatively impacted by the lights, noise and hours of operation of a business on this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan's proposal for low density residential uses is appropriate for this site. The Plan should not be amended to allow commercial development at this location.
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Allowing commercial use of the subject property could lead to future requests for nonresidential uses promoting further intrusion into the existing neighborhood.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial)

Date of MPC Approval: 7/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

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: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

Amendments:

Approved reduced area that MPC approved for rezoning 8-O-04-RZ

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: