

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: 7-A-11-SP **Related File Number:** 7-A-11-RZ
Application Filed: 5/16/2011 **Date of Revision:**
Applicant: LEON VINEYARD

PROPERTY INFORMATION

General Location: Southeast side Raccoon Valley Dr, northeast of Norris Fwy.
Other Parcel Info.:
Tax ID Number: 18 021 **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Access is via E. Raccoon Valley Rd., a minor arterial street with 19' of pavement width within 30' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Self-storage facility **Density:**
Sector Plan: North County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed primarily with agricultural and rural residential uses under A zoning. There is a convenience store and fueling station to the southeast, zoned CA.

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

Street: 3508 E Raccoon Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential)
Requested Plan Category: RC (Rural 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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #7-A-11-SP, amending the North County Sector Plan to RC (Rural Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known road improvements have occurred in this area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for agricultural and rural residential uses for the site. However, this site is located at the intersection of two arterial streets, which makes it a viable location for a small commercial node.

CHANGES IN GOVERNMENT POLICY:

This location at an intersection is appropriate for rural commercial uses. The requested CR zone is intended to provide limited retail and service uses for the recurring shopping and personal service needs of residents of nearby rural residential areas. Being located at the intersection of two arterial streets, with two potential points of access to the site from the two arterial streets, this site is a typical situation for establishment of a commercial crossroads.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

There is a commercial establishment to the southeast of the site, which has set a precedent for establishment of a small commercial node around this intersection.

Action:

Approved

Meeting Date: 7/14/2011

Details of Action:

Summary of Action:

ADOPT RESOLUTION #7-A-11-SP, amending the North County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission adopt the amendment.

Date of Approval:

7/14/2011

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:

8/22/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: