CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 7-A-14-SP Related File Number: 7-A-14-RZ

Application Filed: 5/23/2014 **Date of Revision:**

Applicant: JMB INVESTMENT CO. LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Kimberlin Heights Rd., southeast of Boling Ln.

Other Parcel Info.:

Tax ID Number: 126 15301 Jurisdiction: County

Size of Tract: 1.19 acres

Accessibility: Access is via Kimberlin Heights Rd., a minor arterial street with 20' of pavement width within 50-65' of

right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: General retail Density:

Sector Plan: South County Sector Plan Designation: Ag

Growth Policy Plan: Rural Area

Neighborhood Context: This area is predominantly developed with agricultural and rural residential uses under A zoning.

However, there is a small commercial node established adjacent to the subject property to the west, zoned CA. To the northwest, on the opposite side of Kimberlin Heights Rd., there is a fire station for

Seymour Volunteer Fire Department, zoned A.

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

Street: 2200 Kimberlin Heights Rd

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)

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Current Plan Category: AG (Agricultural)

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #7-A-14-SP, amending the South County Sector Plan to RC (Rural

Commercial) and recommend that Knox County Commission also adopt the sector plan amendment.

(See attached resolution, Exhibit A.) (Applicant requested C-Commercial.)

Staff Recomm. (Full): The recommendation is an extension of the already established commercial node to the west. The

Knoxville-Knox County-Farragut Growth Policy Plan map designates this site within the Rural Area. Since a commercial node is already established to the west, rural commercial uses would be

appropriate for the subject property.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Staff is not aware of any recent road or utility improvements in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for agricultural uses for the site. However, there is a small commercial

node already established to the west, zoned CA, that is not recognized on the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

DEVELOPMENT IN CERTAIN AREAS:

This location, within the Rural Area on the Growth Policy Plan, is appropriate for rural commercial uses. The requested CA zoning is not permitted within the Rural Area, but CR (Rural Commercial) zoning is. Since CA zoning and a business are already established to the west, allowing rural commercial use for this site would constitute a minor expansion of this small commercial node.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

A commercial business is located to the west and a fire station is to the northwest, establishing this

small area as a node for non-residential/agricultural uses.

Action: Approved Meeting Date: 7/10/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #7-A-14-SP, amending the South County Sector Plan to C (Commercial) and

recommend the Knox County Commission adopt the sector plan amendment.

Date of Approval: 7/10/2014 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: 8/25/2014 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:

Effective Date of Ordinance:

Date of Legislative Appeal:

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