

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-B-04-SP **Related File Number:**
Application Filed: 6/9/2004 **Date of Revision:**
Applicant: HOLROB
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: Northeast side S. Peters Rd., northwest side Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 132 L A 010 **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Access is via S. Peters Rd., a five lane minor arterial street in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Veterinary office
Surrounding Land Use:
Proposed Use: Retail shops **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within an area of mixed use residential and office uses that have developed under OA, OB, A and PR zones.

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

Street: 720 S. Peters Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: Property was zoned OB in 1990's

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: NC (Neighborhood 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 NC (Neighborhood Commercial) designation for this site
APPROVE O (Office) designation

Staff Recomm. (Full): The recommended O (Office) designation will reflect the current OB zoning and will allow the most appropriate use for this site because of the adjoining developed residential uses to the south and the floodway that covers part of the property. This will promote the continuing trend of small office development in this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is developed with a residence that has been used as a veterinarian clinic and is being requested for a neighborhood commercial designation to seek CN zoning for redevelopment. The site is not shown as Office or Commercial on the sector plan. The applicant's request will allow this site to be zoned CN neighborhood commercial which is contrary with the established low and medium density residential uses and A, PR and RA zoning of surrounding properties. Zoning the site to CN would be an example of spot zoning since there is no other commercial zoning in the area. The CN zone would only benefit the subject site while adversely impacting surrounding residential uses.
2. A Commercial designation and CN zoning would permit a range of commercial uses incompatible with other uses in the area. On the other hand, office uses on the site, as permitted by the OB zone, would be compatible with the scale and intensity of the medium density residential uses found to the south and continue the established trend of small office development in the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water is available to serve the site, while sewer is not available.
- 2. Neighborhood Commercial development of this site will impact N. Peters Rd. with additional traffic and turning movements, but it will have no impact on schools.
- 3. NC designation and commercial zoning of this site would allow uses that are incompatible with surrounding residential zoning and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Sector Plan proposes low density residential uses and stream protection for this site and the adjoining area.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This request could lead to similar plan amendment requests in the future for other properties along N. Peters Rd. and Ebenezer Rd.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 7/8/2004

Details of MPC action: Withdrawn

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 7/8/2004

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: