

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 7-C-05-SP **Related File Number:** 7-O-05-RZ
Application Filed: 6/13/2005 **Date of Revision:** 8/12/2005
Applicant: MATT FENTRESS
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: South side Norris Fwy., west of Maynardville Pike.
Other Parcel Info.:
Tax ID Number: 38 F A 012 **Jurisdiction:** County
Size of Tract: 11 acres
Accessibility: Access is via Norris Freeway, a three lane, minor arterial street in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located between commercial and residential property that has developed under RB, A and SC 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) and F (Floodway)
Former Zoning:
Requested Zoning: SC (Shopping Center) and SC (Shopping Center) / F (Floodway)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but property on the north side of Norris Freeway was zoned SC in 1990's.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and STPA (Stream Protection Area)
Requested Plan Category: C (Commercial) and STPA (Stream 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.): APPROVE Commercial designation limited to SC (Shopping Center) zoning for the A zoned portion of the site north of Beaver Creek.

Staff Recomm. (Full): Commercial designation limited to SC zoning for the portion of the site north of Beaver Creek would allow the same land use as found to the north across Norris Freeway. The sector plan proposes low density residential use and stream protection for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The Commercial designation and SC zoning proposal is compatible with the scale and intensity of the commercial uses and SC zoning found to the north across Norris Freeway, and provides a vehicle through the public development plan review process where the integrity of the Beaver Creek drainage system through this site is maintained.
2. Other properties along the major arterial street in the area have been rezoned for commercial uses in the past.
3. SC zoning is a logical extension of the commercial zoning pattern from the north and requires site plan approval prior to development, where environmental and buffering issues may be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are in place to serve the site.
2. The proposal will impact area streets, but will not impact schools.
3. The proposal is compatible with the established commercial development pattern to the north and will be buffered from the residential property to the south by Beaver Creek, but not to the southwest.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Knox County North Sector Plan proposes Low Density Residential use and stream protection for this parcel; however, the sector plan amendment request to Commercial and Stream Protection is consistent with the SC rezoning proposal.
2. The floodway study prepared by Knox County with the help of a consultant identifies the floodway, no fill area, 100-year fringe and 500-year fringe for this location. The staff recommendation will help to preserve the ability of the Beaver Creek floodway at this location to adequately move stormwater through the area.

MPC Action: Approved MPC Meeting Date: 11/10/2005

Details of MPC action:

Summary of MPC action: APPROVE Commercial designation limited to SC (Shopping Center) zoning for the A zoned portion of the site north of Beaver Creek.

Date of MPC Approval: 11/10/2005 Date of Denial: Postponements: 7/14/05- 10/13/05

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2005 Date of Legislative Action, Second Reading: 4/17/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: postponed 12/19/05, 1/23/06, 3/27/06 Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: