

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST 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-C-13-SP

**Related File Number:** 7-G-13-RZ

**Application Filed:** 5/23/2013

**Date of Revision:**

**Applicant:** SOUTHLAND ENGINEERING

## PROPERTY INFORMATION

**General Location:** Southeast side Ball Camp Pike, southwest side Andes Rd.

**Other Parcel Info.:**

**Tax ID Number:** 91 12301 OTHER: PORTION ZONED PR

**Jurisdiction:** County

**Size of Tract:** 0.4 acres

**Accessibility:** Access is via Andes Rd., a major collector street with 21' of pavement width within 65' of right-of-way, or Ball Camp Pike, a major collector street with 20' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Duplexes

**Density:**

**Sector Plan:** Northwest County **Sector Plan Designation:** Low Density Residential

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area is developed primarily with low to medium density residential development under PR, RA and A zoning.

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

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)

**Former Zoning:**

**Requested Zoning:** CA (General Business)

**Previous Requests:** 5-D-13-RZ/5-A-13-SP withdrawn by applicant on May 9, 2013

**Extension of Zone:** No

**History of Zoning:** Requests for a plan amendment to MDR and rezoning to PR for the entire parcel were withdrawn by the applicant at the May 9, 2013 (5-D-13-RZ/5-A-13-SP).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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-C-13-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): A commercial plan designation for this area would bring the plan into consistency with the CA zoning on the majority of the site.

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:

No known improvements have been made recently to Andes Rd. or Ball Camp Pike. Both streets are classified as collectors on the Major Road Plan. Intersections of collector and/or arterial streets are good locations for small commercial nodes. Water and sanitary sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan does not recognize the CA zoning in place on most of the subject parcel. Approval of this sector plan amendment would bring the sector plan into consistency with the existing zoning. This intersection of two collector streets is an appropriate location for a small commercial node.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With the approval in the past of CA zoning for this site, a government policy was established that this location is appropriate for commercial use. Also, the I (Industrial) zoning to the northeast allows industrial as well as commercial uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

This intersection is a crossroads of two collector streets in a primarily residential area. There are a significant number of residential developments in the area which need close access to basic commercial services.

Action: Approved

Meeting Date: 7/11/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION #7-C-13-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative.

Date of Approval: 7/11/2013

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:** 8/26/2013

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**

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