

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 8-A-02-SP                      **Related File Number:** 8-B-02-RZ  
**Application Filed:** 7/19/2002                      **Date of Revision:**  
**Applicant:** JACK SUMNER  
**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 Watt Rd., south of I-40/75  
**Other Parcel Info.:**  
**Tax ID Number:** 151 4 (WESTERN PART) OTHER: MAP ON FILE.                      **Jurisdiction:** County  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via Watt Rd. a minor arterial street, which narrows from a three lane to a two lane section in front of property.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Light industrial wood products, heavy equipment sales and storage                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This graded site is surrounded by property zoned CB, PR, and A and developed with scattered single family residences and a radio station. The Town of Farragut zoning to the south is A Agricultural, R-1 Rural Residential, OS-P Open Space Park and C-1 General Commercial and developed with residences, a public park and an auto repair business.

#### 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:** CB (Business and Manufacturing)  
**Previous Requests:** Property was zoned PR in 1993 (3-A-93-RZ)  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned PR in 1993. (3-A-93-RZ)

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) and SP (Slope Protection)

**Requested Plan Category:** C (Commercial) and SP (Slope Protection)

### **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 C (Commercial) Designation

**Staff Recomm. (Full):** Commercial designation of this site is out of character with adjoining residential uses. The adjoining CB property to the north is vacant and would be difficult to develop because of steep slopes (20 to 30%). The sector plan proposes slope protection and low density residential use for this site.

**Comments:**

A. Need and Justification for Proposal

1. The property was zoned PR for residential development consistent with adjoining uses. Conditions have not changed in this area to warrant the rezoning of this site to CB.

2. There is ample undeveloped property, zoned PC and CB and located to the north at the Watt Rd interchange, to meet market demand in the area.

B. Effects of Proposal

1. CB zoning of this site would not result in an increase in school enrollment for area schools.

2. CB zoning would increase commercial traffic away from the Watt Rd. interchange and add turning movements onto Watt Rd. at this location.

3. CB zoning would adversely impact the residential character of adjoining property with the addition of commercial lighting, noise and traffic.

4. CB zoning at the top of the ridge on level, developable property will encourage additional commercial zoning requests for adjoining properties and change the character of the ridge top from residential to commercial.

C. Conformity to the General Plan

1. CB zoning of this site would require commercial traffic to come up a steep grade from I-40/75 and turn left across opposing traffic lanes to access this site. Water, sewer and gas services are generally available in the area.

2. The proposal is not consistent with the General Plan because it extends commercial zoning away from the interstate interchange in a strip commercial pattern along a minor arterial street. Traffic flow along Watt Rd. will be negatively impacted by increased turning movements. The zoning would also move commercial uses to the top of a ridge. This ridge now provides a steep sloped, natural buffer between most of the commercial and residential uses.

3. CB zoning of this site will require additional commercial or office zone changes to establish a suitable zoning pattern between residential and commercial uses in this area.

4. The overall community development pattern would be weakened by this approval because commercial development would reduce the client base for commercial properties that are more appropriately located. Commercial development under CB zoning would also reduce the suitability of adjacent property for residential uses.

**MPC Action:** Denied (Withdrawn)

**MPC Meeting Date:** 9/12/2002

**Details of MPC action:**

**Summary of MPC action:**

**Date of MPC Approval:**

**Date of Denial:**

**Postponements:** 8/8/2002

**Date of Withdrawal:** 9/12/2002

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**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:**