

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-A-03-SP **Related File Number:** 8-H-03-RZ
Application Filed: 7/14/2003 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Oak Ridge Hwy., southwest of Pennell Ln.
Other Parcel Info.:
Tax ID Number: 78 153 **Jurisdiction:** County
Size of Tract: 3.9 acres
Accessibility: Access is via Oak Ridge Hwy., a two lane major arterial street with 36' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Any use permitted in the CB zone **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office and LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This residential site is part of the older residential development pattern along Oak Ridge Hwy. that has seen recent nonresidential redevelopment and conversion in recent years under CA and CB zones.

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

Street: 7330 Oak Ridge Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to CA in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: Office and Low Density Residential
Requested Plan Category: 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.): APPROVE C Commercial designation for this site

Staff Recomm. (Full): Commercial expansion with CA zoning onto this property is not a significant intrusion of commercial into the residential area since the property to the south is proposed for office use by the adopted sector plan. CB zoning would permit more intense and offensive uses than CA and should not be located adjacent to established residential uses.

Comments: The subject property is adjacent to established developing CA zoning owned by the applicant and would be a reasonable extension of that development.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This section of Oak Ridge Hwy, along either side of the roadway, is less desirable for the low density residential development and proposed for office or commercial use by the sector plan
2. Commercial use of this parcel would extend commercial development already established on adjoining property to the southwest.
3. The State Department of Transportation predicts that average daily traffic volumes will reach 20,000 vehicles per day by 2010 on this section of highway, which suggests that the property may be better suited for more intense development.

THE EFFECTS OF THE PROPOSAL

1. Commercial designation and CA (or CB) zoning on these parcels will increase traffic volumes and turning movements in this area, more than low density residential or office development.
2. Commercial lighting and noise will increase in the area, but will be buffered from established residential development to the east by a small stream and vegetation located along the east property line.
3. Public water and sewer are available to the site.
4. Commercial designation and zoning are consistent with the commercial zoning and uses found to the southeast of this site along Oak Ridge Hwy., and are appropriate along this section of highway.
5. Additional properties can be expected to be requested for commercial or office rezonings in the future, if the subject requests are approved. Future requests should be consistent with the adopted sector plan

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville / Knox County Growth Policy Plan designates these parcels as Planned Growth.
2. The sector plan proposes low density residential and office uses for these parcels and surrounding property along both sides of Oak Ridge Hwy. in this area. The requested amendment would show the property for C (Commercial) use.
3. CA commercial uses developed along this section of Oak Ridge Hwy. would be consistent with established commercial zoning and uses found approximately 100 feet to the east and adjacent to this parcel on the west.
4. Commercial use and CA zoning of this parcel would be compatible with the scale and intensity of adjoining commercial development and the zoning pattern found along this highway.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action: APPROVE Commercial

Date of MPC Approval: 8/14/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 9/22/2003

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: