

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### EAST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 8-A-06-SP                      **Related File Number:** 8-C-06-RZ  
**Application Filed:** 7/12/2006                      **Date of Revision:**  
**Applicant:** HARBIN REALTORS  
**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:** Northwest side E. Gov. John Sevier Hwy., southeast of Strawberry Plains Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 83 07601                      **Jurisdiction:** County  
**Size of Tract:** 24.68 acres  
**Accessibility:** Access is via Gov. John Sevier Hwy., a major arterial street with three lanes of traffic within a 100' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial use                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residential uses to the north and west, under A and RB zoning. Commercial and industrial uses are located to the south and east, under CA, CB, LI and I zoning.

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

**Street:** 5428 Strawberry Plains Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** 10-U-04-RZ  
**Extension of Zone:** Yes  
**History of Zoning:** Property was withdrawn from PR rezoning consideration in 2004. (10-U-04-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) & STPA (Stream Protection Area)  
**Requested Plan Category:** LI (Light Industrial) & 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 LI (Light Industrial) designation

Staff Recomm. (Full):

Extension of the LI designation from the west side of Gov. John Sevier Hwy. in a manner similar to what has occurred along the western side of this arterial is an appropriate land use pattern for this area, subject to protecting the adjacent creek's floodway and water quality. The recent FEMA Floodway map revisions show much of this site as subject to flooding.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LI designation and PC zoning, as well as the requested CB zone are compatible with the scale and intensity of the surrounding zoning pattern.
2. There are CB, I, LI and CA zoned properties on both sides of Gov. John Sevier Hwy. in the vicinity of the site.
3. The recommended PC zoning will allow business and manufacturing uses, similar to other uses along Gov. John Sevier Hwy., and provide a process for the public review of this environmentally sensitive site. The requested CB zone does not require a public review for the development of this site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Gov. John Sevier Hwy. is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The LI plan designation and PC or CB zoning are compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. A creek extends along the north side of the site and its flood plain extends over much this property according to the revised FEMA maps (See attached.) The recommended PC provides the best opportunity to protect the adjacent water way during any development on the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested East County Sector Plan amendment to LI will support the recommended PC zone , or the requested CB zoning of this site.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for deepening the commercial zoning along this section of Gov. John Sevier Hwy. in the immediate area.

MPC Action:

Approved

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action:

APPROVE LI (Light Industrial) &amp; STPA (Stream Protection Area)

Date of MPC Approval:

8/10/2006

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:

9/25/2006

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**