

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: 8-A-10-SP

Related File Number: 8-A-10-RZ

Application Filed: 6/2/2010

Date of Revision:

Applicant: JOE G. TATE

PROPERTY INFORMATION

General Location: South side Oak Ridge Hwy., east side Meadowrun Ln.

Other Parcel Info.:

Tax ID Number: 90 D B 024

Jurisdiction: County

Size of Tract: 0.92 acres

Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 32' of pavement width within 100' of right-of-way, or Meadowrun Ln., a local street with 18' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/beauty salon

Surrounding Land Use:

Proposed Use: Commercial use

Density:

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is surrounded by a variety of land uses, including office, commercial, residential and two schools, under OA, OB, CA, A and RA zoning.

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

Street: 3224 Meadowrun Ln

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: MPC approved CA zoning on 7/13/06, but County Commission denied on 10/23/06 (7-B-06-RZ/7-A-06-

Extension of Zone: No

History of Zoning: MPC approved same requests on 7/13/06 (7-B-06-RZ/7-A-06-SP). County Commission then denied the requests on 10/23/06.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variations 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 # 8-A-10-SP, amending the Northwest County Sector Plan to O (Office) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested GC.)

Staff Recomm. (Full): Amending the plan to office for this site will bring the sector plan into conformance with the existing OA zoning. The plan currently designates the site as LDR. The sector plan does not recognize the CA zoning to the east of the site, which is developed with a child daycare facility that could be permitted without commercial zoning. Commercial uses should be isolated to the west of this site around the intersection of Oak Ridge Hwy. and Byington Beaver Ridge Rd., or at other appropriate commercial nodes where collector arterial streets intersect with Oak Ridge Hwy. Approval of commercial land uses at this location could lead to future extension of those uses further east along Oak Ridge Hwy. or to the south into an established neighborhood. The current office designation is appropriate as a transitional designation between the arterial highway and the residential neighborhood to the south.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
No road or utility improvements have been made recently in the area.
ERROR OR OMISSION IN CURRENT PLAN:
The plan currently calls for low density residential development at this site. However, the site is zoned OA. The recommended plan amendment will bring this site into consistency with the designation and zoning of the adjacent property to the west on the opposite side of Meadowrun Ln. Approval of commercial uses for this site could lead to future intrusion of non-residential uses to the south into an established neighborhood.
CHANGES IN GOVERNMENT POLICY:
The Knox County Commission denied these same requests for this site in 2006 (7-B-06-RZ/7-A-06-SP). MPC staff had recommended approval of the requests and MPC voted to approve them. No changes have occurred since the previous requests that warrant this sector plan change.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
No changes have occurred that warrant this sector plan change.

Action: Approved Meeting Date: 9/9/2010

Details of Action:

Summary of Action: ADOPT RESOLUTION # 8-A-10-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission adopt the amendment.

Date of Approval: 9/9/2010 Date of Denial: Postponements: 8/12/10

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/25/2010 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: