

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTH 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-B-10-SP **Related File Number:** 8-F-10-RZ
Application Filed: 6/25/2010 **Date of Revision:**
Applicant: DAMON FALCONNIER, NCARB

PROPERTY INFORMATION

General Location: North side W. Gov. John Sevier Hwy., east of Twin Creek Rd.
Other Parcel Info.:
Tax ID Number: 136 112.02 **Jurisdiction:** County
Size of Tract: 2.12 acres
Accessibility: Access is via W. Gov. John Sevier Hwy., a three-lane major arterial street with 40' of pavement width within 200' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 2,000 sq. ft. metal working shop with no retail sales and minimum required parking (3 spaces). **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is sparsely developed with agricultural and some rural to low density residential uses under A zoning. There is a Knox County Recycling and Household Waste Drop Off Center located southwest of the site, zoned A. The entrance to this facility is located about 500 feet from the subject property on the opposite side of W. Gov. John Sevier Hwy.

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

Street: 1765 W Governor John Sevier Hwy
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: None noted
Extension of Zone: No
History of Zoning: None noted

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

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.): DENY GC (General Commercial) sector plan designation.

Staff Recomm. (Full): The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for commercial uses. The site is completely surrounded by residential uses, and placing a commercial designation on the 2.12 acre site would be incompatible with surrounding land uses and constitutes a spot sector plan amendment.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
No road improvements have been made recently in the area. Utilities are available in the area, but may need to be extended to serve the site.
ERROR OR OMISSION IN CURRENT PLAN:
The plan appropriately calls for LDR development at this location.
CHANGES IN GOVERNMENT POLICY:
No changes have occurred that warrant this sector plan change.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
The only change in development pattern in this area is that there is a Knox County Recycling and Household Waste Drop Off Center to the southwest of the site on the opposite side of the highway, which was developed under Agricultural zoning. No zoning change was required. It is staff's opinion that there have not been significant changes that have taken place to justify amendment of the sector plan to commercial or rezoning to CB.

Action: Denied Meeting Date: 8/12/2010

Details of Action:

Summary of Action: DENY GC (General Commercial) sector plan designation.

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

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: