# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-C-10-SP Related File Number: 8-G-10-RZ

**Application Filed:** 6/28/2010 **Date of Revision:** 

Applicant: BOB GAGE, GBT REALTY CORPORATION



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, southwest side Shipetown Rd.

Other Parcel Info.:

Tax ID Number: 42 045 Jurisdiction: County

Size of Tract: 3.15 acres

Accessibility: Access is via Rutledge Pike, a major arterial street with 4 lanes and a center median within 270' of

right-of-way, or Shipetown Rd., a local street with 21-28' of pavement width within 35-70' of right-of-way.

# GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Discount retail store Density:

Sector Plan: Northeast County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with mostly residential uses under Agricultural zoning. There are also several

properties along Rutledge Pike and one along Shipetown Rd. that are zoned for commercial or

industrial uses. The non-residential zones in the vicinity are CA, CB, LI and I.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CR (Rural Commercial)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of NC designation from the northeast

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: NC (Neighborhood Commercial) or RC (Rural 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.): ADOPT RESOLUTION #8-C-10-SP, amending the Northeast County Sector Plan to NC (Neighborhood

Commercial) and recommend that Knox County Commission also adopt the sector plan amendment.

(See attached resolution, Exhibit A.)

Staff Recomm. (Full): This site meets the criteria for approval of neighborhood commercial uses, as recommended. The

extension of the neighborhood commercial designation from the northeast is appropriate for this

commercial crossroads location, which is in close proximity to residential uses.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

**NEW ROAD OR UTILITY IMPROVEMENTS:** 

There have not been any recent road improvements around the intersection of Rutledge Pike and Shipetown Rd. However, Rutledge Pike is classified as a major arterial street and has 4 travel lanes, sufficient to handle the additional traffic that will be generated by this proposal. There is a median cut in the center of Rutledge Pike for access to Shipetown Rd., which has 28 feet of pavement width at the

intersection.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for low density residential use for the site. However, this intersection already has a neighborhood commercial plan designation established to the northeast. CA and LI zoned properties are in close proximity to the intersection. The CA zoned property to the northeast on

the same side of Rutledge Pike is developed with a retail country supply store, which could be

permitted in the CN or CR zones.

CHANGES IN GOVERNMENT POLICY:

This location at an intersection, along a major arterial highway, is appropriate for neighborhood commercial uses. The requested CR zone is intended to allow lower impact commercial uses to serve residents in rural areas. Being located at the intersection, two points of access may be gained to the site from the two streets. This site is a typical situation for establishment of a commercial crossroads,

under some type of commercial zoning.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

A few commercial uses are already established at or near this intersection, part of which is proposed for neighborhood commercial uses. The northeast side of Shipetown Rd./Roberts Rd. is proposed for

neighborhood commercial uses on the sector plan.

Action: Approved Meeting Date: 8/12/2010

**Details of Action:** 

Summary of Action: ADOPT RESOLUTION #8-C-10-SP, amending the Northeast County Sector Plan to NC (Neighborhood

Commercial) and recommend the Knox County Commission adopt by resolution the amendment.

Date of Approval: 8/12/2010 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: 9/27/2010 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

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If "Other":	If "Other
If "Other":	If "Other

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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