

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH 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-D-15-SP

Related File Number: 8-G-15-RZ

Application Filed: 6/24/2015

Date of Revision:

Applicant: DAVID HENSLEY

PROPERTY INFORMATION

General Location: East side Maynardville Pike, north of Brown Gap Rd.

Other Parcel Info.:

Tax ID Number: 48 E B 018 OTHER: PART ZONED RB

Jurisdiction: County

Size of Tract: 0.3 acres

Accessibility: The site is access via a driveway (closed ROW) with 12' of pavement that crosses the adjacent apartment complex property and then to Maynardville Pike, a major arterial with 4-lanes of travel and a landscaped median within 125' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Parking for adjacent business at 6428 Maynardville Pike

Density:

Sector Plan: North County **Sector Plan Designation:** MDR

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is developed with a mix of uses, including low and medium density residential, and commercial. The site is between single family houses and an apartment complex, and faces the rear

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

Street: 6412 Maynardville Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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: Mike Reynolds

Staff Recomm. (Abbr.): DENY the request to amend the future land use map of the North County Sector Plan to GC (General Commercial) land use classification.

Staff Recomm. (Full): GC (General Commercial) not recommended for this property because it will introduce commercial uses surrounded by residential and may lead to additional requests for commercial uses on neighboring properties that also do not have frontage onto Maynardville Pike. The proposed use for the site is the expansion of an existing auto sales business.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No significant new roads or utilities have been installed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. On east side of Maynardville Pike the North County Sector Plan (2012) recommends that GC (General Commercial) land uses for the properties with frontage on Maynardville Pike and MDR (Medium Density Residential) land uses on those that do not.
2. The intent of the sector plan is restrict commercial expansion into the residential areas and to encourage small scale commercial uses. If commercial uses expand into neighboring residential lots, there could be enough acreage to develop a larger scale commercial use that is more appropriate further north on Maynardville Pike in the Halls Crossroads area.
3. The sector plan does not have an obvious or significant error or omission in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. There have been no changes is government policy to concentrate commercial/retail development in this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There have been no trends in development, population or traffic that warrant reconsideration of the original plan proposal.

Action: Denied

Meeting Date: 8/13/2015

Details of Action:

Summary of Action: DENY the request to amend the future land use map of the North County Sector Plan to GC (General Commercial) land use classification.

Date of Approval:

Date of Denial: 8/13/2015

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/28/2015

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: