

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-E-05-SP **Related File Number:** 8-J-05-RZ
Application Filed: 7/13/2005 **Date of Revision:**
Applicant: W & L PROPERTIES
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side Oak Ridge Hwy. southeast side Hackworth Rd., and west side proposed new road alignment
Other Parcel Info.:
Tax ID Number: 90 010 **Jurisdiction:** County
Size of Tract: 21.45 acres
Accessibility: Access is via Oak Ridge Hwy., a major arterial street with 45' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial Park **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is within a rural residential area that has developed under PR and Agricultural zoning.

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: PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential
Requested Plan Category: C (Commercial)

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 C (Commercial) to a depth of 400' from Oak Ridge Hwy (Approximately 6 acres.)
APPROVE LDR designation for the remainder of the site (Approximately 15 acres.)

Staff Recomm. (Full): This recommendation will provide a sufficient area of commercial land fronting on a major arterial street to meet the neighborhood serving commercial needs of the surrounding rural residential and public recreational uses. The staff recommendation will also allow an appropriate concentration of residential uses adjacent to existing residential uses that front on Hackworth Rd..

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The staff proposal is compatible with the scale and intensity of nearby residential and institutional uses and the infrastructure available to the site.
2. PC and PR zoning of this site for neighborhood serving commercial and residential development would be compatible with the established park use to the east and residential uses located north and west of the site. Rezoning the entire site to commercial would be too intense for the area's development pattern. The staff recommendation is more appropriate in terms of scale and intensity.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. Both the PR and PC zones will require the development of this site to be coordinated with the new road alignment and access to both the new road and Oak Ridge Hwy

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The PC and PR zones are consistent with the staff's Sector Plan recommendation and surrounding development pattern.
2. The Northwest Sector Plan now proposes RR (Rural Residential) for the site.
2. This site is located within the Rural Area on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future PC rezoning requests for surrounding property along this arterial street.

MPC Action: Approved MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) to a depth of 400' from Oak Ridge Hwy (Approximately 6 acres) and APPROVE LDR (Low Density Residential) for the remainder of the site (Approximately 15 acres)

Date of MPC Approval: 8/11/2005 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: 9/26/2005 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: