



**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C (Commercial) to the north and east of the creek that flows through this site. (See attached MPC staff recommendation map.)  
Recommend that the Knox County Commission adopt the staff revision of this sector plan amendment.

Staff Recomm. (Full):

Commercial expansion to include part of this site is consistent with the expanded commercial development that has occurred on two of the other quadrants of this intersection. The creek will provide a natural buffer between the commercial and existing and proposed residential development pattern adjoining this site.

Comments:

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding zoning pattern. Approval of CA zoning for the northern part of this site would be consistent with the CA zoning on the north side of E. Beaver Creek Dr.
2. The recommended CA zoning allows the commercial use of the northern part of the property in a manner consistent with the sector plan designation for the site.
3. The creek bed will provide a natural buffer between this property's CA zone and the Agricultural zoning in place to the west and south along E. Beaver Creek Dr. and Dry Gap Pike.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. E. Beaver Creek Dr. and Dry Gap Pike are both collector streets that have the capacity to handle additional trips that would be generated by commercial development.
3. The recommended reduced CA rezoning would create a buffer of the creek and leave the current Agricultural zoning south of the creek, creating a compatible buffer with surrounding development and zoning and should have a minimal impact on adjacent properties.
4. Approval of the staff recommendation will result in a logical pattern of retail uses around this intersection and provide a natural boundary to discourage support for additional CA zoning extension west along E. Beaver Creek Dr., or south along Dry Gap Pike.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The requested North County Sector Plan amendment would need to be approved to permit the requested or recommended CA zone change.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future sector plan and rezoning requests for CA zoning on nearby properties.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

APPROVE Resolution #8-F-08-SP amending the North County Sector Plan to C (Commercial) and recommend the Knox County Commission adopt by resolution the amendment.

Effective as of June 13, 2008, T.C.A. 13-3-303 has been amended to require thirty (30) day publication notice prior to the adoption of any amendment to the General Plan. This request was previously acted upon by MPC after the effective date of the new rule and, as a result, the previous actions by MPC are not valid. To rectify this situation, this plan amendment and rezoning request has been readvertised consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action on 8/14/2008 and County Commission action on 9/22/2008.

Date of MPC Approval:

11/13/2008

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:** 12/15/2008

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

9/22 acknowledged, but no action taken

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**