

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 8-F-22-SP

Related File Number: 8-L-22-RZ

Application Filed: 6/27/2022

Date of Revision:

Applicant: ISAAC PANNELL

PROPERTY INFORMATION

General Location: North side of Maryville Pike

Other Parcel Info.:

Tax ID Number: 122 L A 003,002,001

Jurisdiction: County

Size of Tract: 5.75 acres

Accessibility: Access is via Maryville Pike, a minor arterial with a pavement width of 40-ft within a right-of-way width of 70-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: South County

Sector Plan Designation: LDR (Low Density Residential), HP (Hillside and Ri

Growth Policy Plan: Urban Growth Boundary

Neighborhood Context: This is a primarily forested area with steep slopes and some single family residential homes.

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

Street: 1501 MARYVILLE PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: CB (Commercial)

Previous Requests:

Extension of Zone: Yes.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: GC (General Commercial), HP (Hillside Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Deny the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is inconsistent with character of this area.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though a GC land use designation along Maryville Pike has persisted for many years, as well as commercial zoning, this area has not been developed as such and several tracts of vacant existing commercially zoned properties remain.

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

1. There have been no new roads or utilities introduced into this area that would make an expansion of the GC designation along this section of Maryville Pike more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. No obvious or significant errors or omissions are identifiable in this area.

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

1. There continue to be existing, vacant commercially zoned and designated properties along this section of Maryville Pike. There does not appear to be a trend of increasing commercial development in this area that would warrant expanding the GC land use classification.

Action: Denied

Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Deny the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is inconsistent with character of this area.

Date of Approval:

Date of Denial: 8/11/2022

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 8/22/2022

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/26/2022

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: