

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 9-A-01-SP **Related File Number:** 9-F-01-RZ
Application Filed: 8/8/2001 **Date of Revision:**
Applicant: THOMAS L. HILL

PROPERTY INFORMATION

General Location: East side Maynardville Pike, south side Copper Valley Rd.
Other Parcel Info.:
Tax ID Number: 3 81.02 **Jurisdiction:** County
Size of Tract: 5.4 acres
Accessibility: Access is via Maynardville Pike, a four lane major arterial highway within a 200' right-of-way, and Copper Valley Rd. a dead-end local street with 24' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Auto repair, restaurant and retail sales **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This sloping vacant site is part of a rural residential subdivision that has been developed under A zoning.

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

Street: 9110 Maynardville Pike
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: 11/13/97, 6/9/00
Extension of Zone: No
History of Zoning: Property was denied CA zoning in 1997 and 2000. (11-B-97-RZ/7-J-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential
Requested Plan Category: 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): POSTPONE to the September 13, 2001 meeting.

Staff Recomm. (Full): This site has considerable slope (41% in the southern portion) which is not suitable for commercial development because of the amount of grading that would be required to prepare the site for the proposed building. (See attached topographic map.) The more level part of the site to the north has a utility power line easement crossing it and cannot be developed with a structure. This site and the surrounding property are proposed for rural residential use and slope protection by the North County Sector Plan, reflecting the surrounding development pattern and environmental constraints.

Comments: PC (Planned Commercial) zoning is the only commercial zone that can presently be considered for commercial requests in the rural areas identified on the Knoxville-Knox County Growth Policy Plan. There are plans to develop a rural commercial zone in the future, but this site would not be considered appropriate because of its steep slope. (See attached topographic map.) Two previous requests for CA zoning in 1997 and 2000 were denied for this property.

Action: Denied

Meeting Date: 9/13/2001

Details of Action:

Summary of Action: DENY Commercial

Date of Approval:

Date of Denial: 9/13/2001

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 10/10/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 11/19/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: postponed indefinitely

Disposition of Case, Second Reading:

If "Other": Until Court rules on deed restrictions

If "Other":

Amendments:

Amendments:

Until Court rules on deed restrictions

Date of Legislative Appeal:

Effective Date of Ordinance: