# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 9-A-04-SP Related File Number:

Application Filed: 7/28/2004 Date of Revision:

Applicant: JASON CRIPPEN

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

General Location: South side Ellis Ln., east side Andersonville Pike

Other Parcel Info.:

Tax ID Number: 27 152 Jurisdiction: County

Size of Tract: 4.16 acres

Access is via Andersonville Pike, a minor collector street with 18' of pavement width within 40' of right of

way. There is a short crossover between Andersonville Pike and Norris Fwy., just south of the site. Norris Fwy. is a minor arterial street with 20' of pavement width within 200' or more of right of way

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Boat and RV storage facility Density:

Sector Plan: North County Sector Plan Designation: Agricultural / Rural Residential

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with rural residential uses under Agricultural zoning. There is an undeveloped

parcel to the north of the subject property that is zoned Industrial.

## 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:

**Previous Requests:** 

Extension of Zone: No

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C (Commercial) sector plan designation, limited to CR (Rural Commercial) zoning, on the

eastern portion of Andersonville Pike only.

Staff Recomm. (Full): Rural commercial uses at this location are appropriate because of the access to Norris Fwy. via the

short crossover street to Andersonville Pike and because the site is located in a way so that impacts to adjacent rural residential uses will be minimized. The portion of the site on the western side of the street is too small to develop under the CR standards and it will keep the commercial portion under the

maximum 4 acres allowed in the CR zone.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Rural commercial uses are appropriate on this site which fronts on Andersonville Pike and Norris Fwy., but is located in a rural residential area. The property is located within the Rural Area on the Growth Policy Plan, so the CR zone is one of only two commercial zones that may be requested.

2. Under the regulations of the CR zone, commercial use of this property can be compatible with

surrounding development. Impacts to adjacent properties will be minimized.

3. The vacant property to the north of the site is currently zoned I (Industrial), which allows a wide

variety of uses which are more intense than CR uses.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water utilities are in place to serve the site, but sanitary sewer is not. The proposed development will have to be approved for a septic system by the Knox County Health Department.
- 2. The proposal will have no impact on schools and a minimal impact on streets. The site's access should be limited to Andersonville Pike, but if access is proposed to Norris Fwy, TDOT approval will be required.
- 3. If CR zoning is approved, the CR development requirements will help to minimize the impact to adjacent properties. As proposed, the lot is slightly larger than the maximum four acres allowed under CR zoning. Staff has recommended amending the sector plan to commercial only on the eastern side of Andersonville Pike, which addresses this issue.
- 4. The applicant's proposed use for boat and RV storage would require use on review approval from MPC. During this review, potential issues such as traffic, drainage, access, topography, screening, landscaping and other development concerns can be addressed.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Staff is recommending that the North County Sector Plan be amended to commercial for this site. However only CR (Rural Commercial) zoning may be proposed as a rezoning without a sector plan amendment.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate future requests for commercial sector plan designation on surrounding parcels.

MPC Action: Denied MPC Meeting Date: 9/9/2004

**Details of MPC action:** DENY C (Commercial) sector plan designation.

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 9/9/2004 Postponements:

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Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 10/7/2004

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/15/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved appeal Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Approved C Commercial

Date of Legislative Appeal: Effective Date of Ordinance:

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