CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number:	9-A-16-SP	Related File Number:	9-C-16-RZ
Application Filed:	7/19/2016	Date of Revision:	
Applicant:	LECONTE EQUITIES GROUP, LLC		

METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building

KNOXVILLE·KNOX COUNTY

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:Northwest side E. Governor John Sevier Hwy., north of Chapman Hwy.Other Parcel Info.:Jurisdiction:Tax ID Number:137 210Jurisdiction:Size of Tract:6.65 acres

Accessibility: Access is via E. Governor John Sevier Hwy., a major arterial street with 2 travel lanes and various turning lanes within 150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land Surrounding Land Use: **Proposed Use:** Commercial/retail **Density:** Sector Plan: South County Sector Plan Designation: MDR/O **Growth Policy Plan:** Urban Growth Area (Outside City Limits) **Neighborhood Context:** This area south of Chapman Hwy., around the interchange with E. Governor John Sevier Hwy. is developed with commercial uses under C-3, C-4 and CA zoning. On the north side of Chapman Hwy., commercial development has been limited to only properties having direct access to Chapman Hwy. Along E. Governor John Sevier Hwy. to the north of this subject property are residential uses, zoned RA and PR.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	OB (Office, Medical, and Related Services)
Former Zoning:	
Requested Zoning:	CA (General Business)
Previous Requests:	None noted
Extension of Zone:	Not an extension of GC plan designation. CA zoning is present to the southeast, but is on the opposite side of the highway from the subject property.
History of Zoning:	None noted. The South County Sector Plan was adopted with the current MDR/O proposal by Knox County Commission on March 25, 2013.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential and Office)

Requested Plan Category: GC (General 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.:

	Μ	PC ACTION AND DISPO	DSITION	
Planner In Charge:	Michael Brussea	au		
Staff Recomm. (Abbr.):		UTION # 9-A-16-SP, amending to d recommend that County Comm ion, Exhibit A.)		
Staff Recomm. (Full):	The property is appropriate for commercial development, as long as developed under the recommended PC zoning, which will require the review and approval of a development plan by MPC prior to issuance of building permits. The site is located along E. Governor John Sevier Hwy., near the interchange with Chapman Hwy., where significant commercial development is occurring.			
Comments:	SECTOR PLAN	REQUIREMENTS FROM GENE	RAL PLAN (May meet any one of	f these):
	CHANGES OF (CONDITIONS WARRANTING AN	IENDMENT OF THE LAND USE	PLAN:
	THE PLAN AND No known road i improvements in John Sevier Hwy	N OF SIGNIFICANT NEW ROAD MAKE DEVELOPMENT MORE improvements have been made r in the area occurred in the mid 20 y. interchange to accommodate t and zoning have been establis se uses.	FEASIBLE: ecently in the area. The last kno 00's with the overhaul of the Cha ne large, developing commercial	wn road pman Hwy./E. Gov area to the south.
	The current sect consistent with t commercial uses	OR SIGNIFICANT ERROR OR ON tor plan now proposes medium d he current OB zoning. There is r s on this site are appropriate, cor ontage on a major arterial street i	ensity residential and office uses to error or omission in the plan, b usidering surrounding developme	ut consideration of nt and zoning, and
	 CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: With previous approvals of commercial zoning and development in the area to the south, a pattern has been established to concentrate commercial development in this area around the interchange. TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: A trend of commercial development has been established to the south of the site since road and interchange improvements were made, along with the installation of traffic signals. This proposal continues that trend. 			south, a pattern has
				since road and
Action:	Approved		Meeting Date:	9/8/2016
Details of Action:				
Summary of Action:	Adopt Resolution # 9-A-16-SP, amending the South County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also adopt the sector plan amendment.			
Date of Approval:	9/8/2016	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publica	ation?: 🗌 Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	10/24/2016	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: