CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 9-B-01-SP Related File Number: 9-L-01-RZ

Application Filed: 8/15/2001 Date of Revision:

Applicant: J. NOLAN SHARBEL

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: West side N. Cedar Bluff Rd., north of Dutchtown Rd.

Other Parcel Info.:

Tax ID Number: 119 H F 15 Jurisdiction: County

Size of Tract: 1.04 acres

Accessibility: Access is via N. Cedar Bluff Rd. a five lane, minor arterial street with a 110' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Office/retail Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This office building is located on the southeastern edge of low density residential development that has

developed within RAE, RA and PR zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests: Property was zoned OA in 1980's

Extension of Zone: No

History of Zoning: Property was zoned OA in 1987 (5-D-87-RZ). Parcel 14 to the north was denied CA zoning in 1988 and

1994 and zoned OA in 1994 (8-A-88-RZ & 4-N-94-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: Commercial

1/31/2007 02:34 PM Page 1 of 2

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 Ken Pruitt Planner In Charge: **DENY the Commercial Sector Plan amendment** Staff Recomm. (Abbr.): Staff Recomm. (Full): More intensive commercial uses should not be added along this section of N. Cedar Bluff Rd. because it would adversely impact the area with commercial noise, lighting and longer hours of operation, as well as increased traffic and turning movements. The plan proposes low density residential use for this site, although it is zoned OA and developed with an office building. Comments: This area is characterized by sinkholes and drainage problems that would be impacted by commercial development, which typically has more impervious surface resulting in more storm water runoff. Additional commercial zoning is not needed in this area since the PC zone to the north is still undeveloped. Commercial rezoning of this site will increase the pressure for additional commercial requests in this area. Denied MPC Action: MPC Meeting Date: 9/13/2001 **Details of MPC action:** DENY the Commercial Sector Plan amendment **Summary of MPC action: Date of Denial: 9/13/2001** Date of MPC Approval: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: LEGISLATIVE ACTION AND DISPOSITION Legislative Body:

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

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:34 PM Page 2 of 2