

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 9-B-07-SP **Related File Number:** 9-D-07-RZ
Application Filed: 7/26/2007 **Date of Revision:**
Applicant: SOUTHLAND GROUP

PROPERTY INFORMATION

General Location: Northwest side Schaad Rd., northeast side Grassy Creek Way
Other Parcel Info.:
Tax ID Number: 79 031 **Jurisdiction:** County
Size of Tract: 6.36 acres
Accessibility: Access is via Schaad Rd., a two lane, minor arterial street with 24' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Small retail, medical office and self service storage uses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Uses (MDR and O)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located on a section of Schaad Rd that is comprised of older residential housing where some business redevelopment has occurred under CA.

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

Street: 4309 Schaad Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) and A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has been rezoned CA in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (Medium Density Residential and Office)
Requested Plan Category: C (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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C (Commercial) designation limited to PC (Planned Commercial) zoning

Staff Recomm. (Full):

Commercial designation of properties around the realigned intersection of two arterial roads such as Schaad Rd. with Oak Ridge Hwy., is an appropriate land use, particularly since portions of this intersection are already zoned CA.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The recommended PC zone will permit the proposed uses while allowing, through the site plan review process, development that is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. Commercial use of this site is compatible with adjacent properties to the south and west that have been zoned CA.
- 3. PC zoning of this site is a logical extension of the commercial zoning pattern from the south and west.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools and minimal impact on the street system.
- 3. The recommended PC zoning requires site plan approval prior to development where compatibility with surrounding development and zoning can be evaluated to ensure a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment of the Northwest County Sector Plan to commercial for this site, PC or CB zoning will be consistent with the sector plan. In addition to commercial uses, PC or CB zoning allows office uses, consistent with the current sector plan.
- 2. This site is located within the Planned Growth Area on the Growth Policy Plan map.
- 3. This request may lead to future commercial sector plan and rezoning requests in the immediate area.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Approve C Commercial

Summary of MPC action:

APPROVE C (Commercial)

Date of MPC Approval:

9/13/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

10/22/2007

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: