

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST 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-C-12-SP **Related File Number:** 9-C-12-RZ
Application Filed: 7/20/2012 **Date of Revision:**
Applicant: ROBERT A. MAPLES

PROPERTY INFORMATION

General Location: Southeast side Three Points Rd., southwest of Mascot Rd.
Other Parcel Info.:
Tax ID Number: 51 D B 011 **Jurisdiction:** County
Size of Tract: 0.45 acres
Accessibility: Access is via Three Points Rd., a local street with 21' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Commercial use **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with agricultural and low density residential uses, under A and RA zoning. There are two CA zoned areas to the northeast and southwest that are underutilized as far as commercial uses are concerned. There are only a few existing businesses in operation in those areas. Three of the CA zoned businesses have frontage on Rutledge Pike, a major arterial highway. Most of the CA zoned properties are currently developed with existing residences.

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

Street: 8532 Three Points Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of C plan designation from the northeast
History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #9-C-12-SP, amending the Northeast County Sector Plan to O (Office) and recommend that Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.) (Applicant requested C.)

Staff Recomm. (Full): Office use of this property would be more appropriate than commercial because of the adjacent residential uses and the access being limited to Three Points Rd., which is classified as a local street. There are already two commercially zoned areas established nearby that are underutilized. Office use of the subject property will establish a transition between commercial uses to the northeast and residential uses to the southwest.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to Three Points Rd. or Old Rutledge Pike in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northeast County Sector Plan appropriately ends the commercial designation at the adjacent property to the northeast, limiting the commercial designation to a small node at the intersection of Mascot Rd. and Old Rutledge Pike. Office uses are appropriate to create a transition area between commercial and residential uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy impact this proposal. Office is generally considered to be an appropriate transitional use between commercial and residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There are no trends in development, population or traffic that warrant a plan amendment to commercial, as requested.

Action: Approved

Meeting Date: 9/13/2012

Details of Action:

Summary of Action: ADOPT RESOLUTION #9-C-12-SP, amending the Northeast County Sector Plan to O (Office) and recommend the Knox County Commission approve the sector plan amendment, to make it operative.

Date of Approval: 9/13/2012

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: 10/22/2012

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: