

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 9-E-03-SP                      **Related File Number:** 9-K-03-RZ  
**Application Filed:** 8/11/2003                      **Date of Revision:**  
**Applicant:** MULCH PROPERTY COMPANY, KNOXVILLE, LLC  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** South side Everett Rd., west of Yarnell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 141 41.14                      **Jurisdiction:** County  
**Size of Tract:** 14.45 acres  
**Accessibility:** Access is via Everett Rd., a major collector with 20' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Mulching operation  
**Surrounding Land Use:**  
**Proposed Use:** Commercial development                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Ag / RR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within an area of rural residential and business uses that have developed with CB and A zones.

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

**Street:** 1215 Everett Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CB (Business and Manufacturing)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

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

Staff Recomm. (Abbr.): DENY C (Commercial) sector plan designation.

Staff Recomm. (Full): The recently updated Northwest County Sector Plan proposes that commercial development stop just west of this site, in order to protect a nearby church and residential uses. Approval of this request will place commercial uses across from rural residential development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The subject property is occupied by a mulch operation, which may be continued, with no retail, under the A zoning.  
2. Commercial designation and CB zoning of this parcel would be an extension of commercial from the west; however, the recently updated Northwest County Sector Plan had established the parcel to the west as a stopping point for commercial development and this should be upheld.

THE EFFECTS OF THE PROPOSAL

- 1. Commercial designation and CB zoning on these parcels will significantly increase traffic volumes and turning movements in this area, more than the current plan designation and zoning would allow.
- 2. Commercial lighting and noise will increase in the area.
- 3. Public water and sewer can be made available to the site.
- 4. Established residential uses and a church in the area would be negatively impacted by commercial development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.
- 2. The Northwest County Sector Plan proposes agricultural / rural residential uses for this parcel and adjacent property to the north and east along both sides of Everett Rd., north of the interstate. This area has recently been reviewed as part of the Northwest County Sector Plan update, and should be maintained.
- 3. Additional properties fronting along Everett Rd. in this area can be expected to be requested for commercial or office rezonings in the future, if the subject requests are approved. Future rezoning requests would also require a sector plan amendment.

MPC Action: Denied

MPC Meeting Date: 9/11/2003

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 9/11/2003

Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 9/22/2003

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 10/27/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Appeal approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

Approved C Commercial for a reduced area

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**