

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 3-A-10-SP

AGENDA ITEM #: 42

AGENDA DATE: 3/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): MURPHY ROAD STORAGE LLC

TAX ID NUMBER: 49 092.05

JURISDICTION: Council District 4

▶ **LOCATION:** Southeast side Washington Pike, southeast of Murphy Road

▶ **APPX. SIZE OF TRACT:** 3.8 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 20-35' of pavement width within 50-75' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** NC (Neighborhood Commercial) /

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Self storage

EXTENSION OF PLAN DESIGNATION: Yes, extension of NC from adjacent properties

HISTORY OF REQUESTS: Adjacent parcels 92.03, 92.06 and 92.07 were approved for GC by MPC on February 11, 2010 (1-D-10-SP).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant land / GC (Pending) / C-4(k) (Highway & Arterial Commercial)

South: Houses / LDR / RA (Low Density Residential)

East: House / LDR / A (Agricultural)

West: Residences / LDR / RP-1 (Planned Residential) at 1-5 du/ac (Pending)

NEIGHBORHOOD CONTEXT This area is developed with a mix of residential, office and commercial uses under various City and County zoning districts.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #3-A-10-SP, amending the Northeast County Sector Plan to GC (General Commercial), and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The remainder of the adjacent parcels in the City, zoned C-4(k) were approved by MPC for a GC plan

designation at the February 11, 2010 meeting. The subject parcel was inadvertently omitted from the motion on the sector plan amendment for this area that was referred to as the 'east portion.'

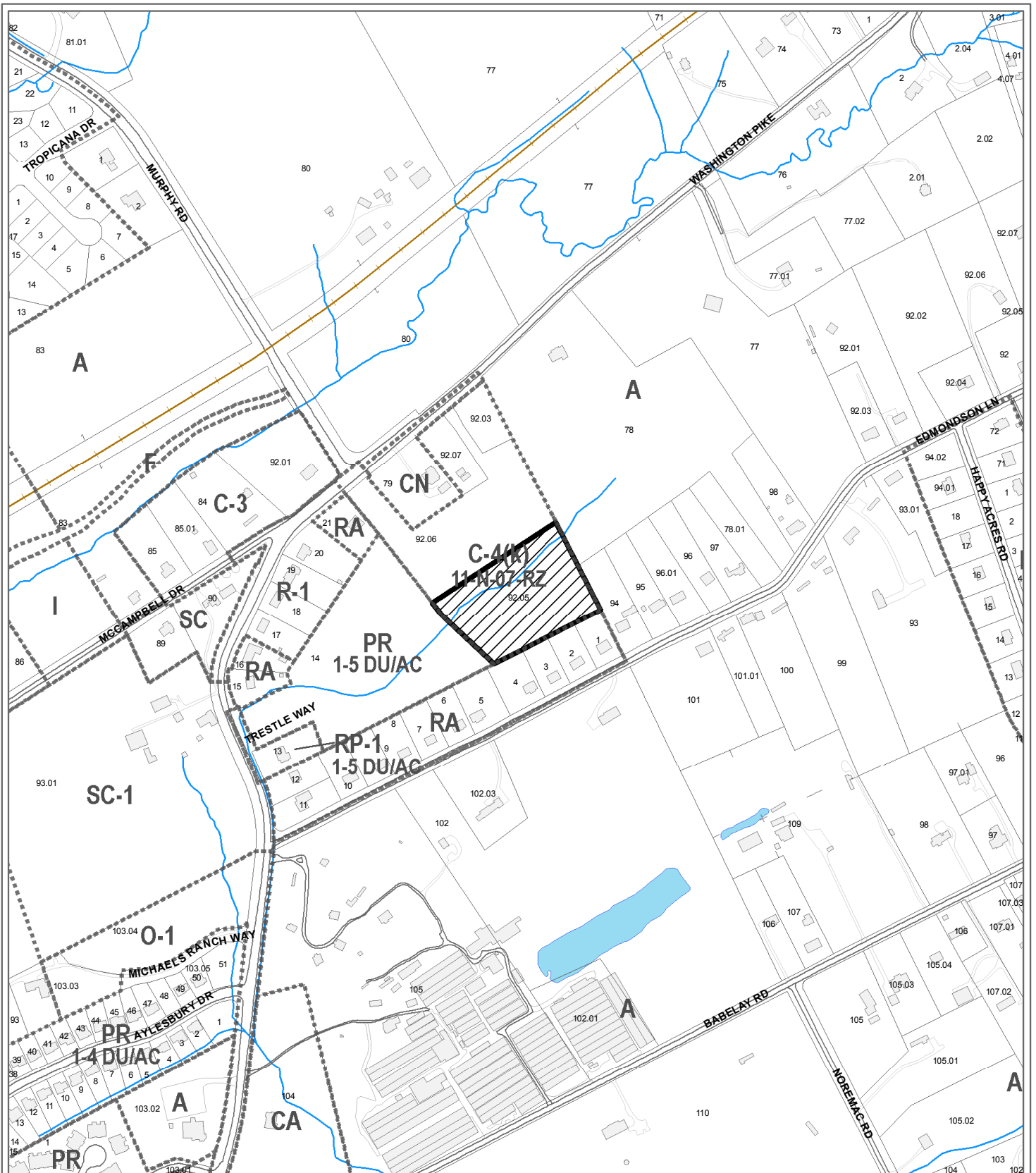
COMMENTS:

Approval of this request brings the entire C-4(k) zoned area under one plan designation of GC (General Commercial), as was intended by MPC on February 11.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/6/2010 and 4/20/2010. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



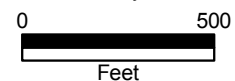
**3-A-10-SP
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)
To: GC (General Commercial)



Petitioner: City of Knoxville

Map No: 49
Jurisdiction: City



Original Print Date: 3/4/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northeast County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, the City of Knoxville, has submitted an application to amend the Sector Plan from Neighborhood Commercial to General Commercial, for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northeast County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on March 11, 2010, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northeast County Sector Plan, with its accompanying staff report and map, file #3-A-10-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary