

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY 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: 1-B-18-SP

Related File Number: 1-J-18-RZ

Application Filed: 12/4/2017

Date of Revision:

Applicant: JEFF CASTOR

PROPERTY INFORMATION

General Location: South side Deane Hill Dr., south of Gerald R. Ford St.

Other Parcel Info.:

Tax ID Number: 121 A B 004 & 006

Jurisdiction: City

Size of Tract: 3.85 acres

Accessibility: Access is via Deane Hill Dr., a major collector street with 22' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business and vacant land

Surrounding Land Use:

Proposed Use: Indoor storage in back and office/retail in front

Density:

Sector Plan: West City **Sector Plan Designation:** Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of light industrial, office and commercial uses under I-2, O-1, C-3, C-4 and C-6 zoning.

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

Street: 6410 Deane Hill Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC plan designation and C-6 zoning from adjacent properties.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: GC (General 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 #1-B-18-SP, amending the West City Sector Plan map to GC (General Commercial) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full):

The Knoxville One Year Plan proposes general commercial uses for these properties. This sector plan amendment will bring the sector plan into consistency with the One Year Plan. Several properties in the area that are currently designated for office uses are actually zoned and developed with commercial uses. Commercial use of this site will be compatible with the surrounding development and zoning pattern.

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 along Deane Hill Dr. in this area., but it has about 24' of pavement width and is classified as a major collector street. The street is sufficient to handle the additional traffic that would be generated by general commercial development of the site. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan designates this site for office uses. However, the One Year Plan proposes general commercial. Additionally, several properties under the sector plan's office designation are currently zoned for commercial uses. The requested sector plan amendment will bring the plan designation into conformance with the One Year Plan designation and zoning in the area.

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

Several office-designated properties along this section of Deane Hill Dr. are currently zoned for commercial uses. Clearly, past policies and decisions do not reflect the current proposal of the sector plan.

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

Approval of GC for this site allows consideration of C-3 zoning. GC uses and C-3/C-6 zoning are prominent in the area. This recommended plan amendment recognizes that trend.

Action:

Approved

Meeting Date: 1/11/2018

Details of Action:

Summary of Action:

Adopt resolution #1-B-18-SP, amending the West City Sector Plan map to GC (General Commercial), and recommend the Knoxville City Council also approve the sector plan amendment.

Date of Approval:

1/11/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 2/13/2018

Date of Legislative Action, Second Reading: 2/27/2018

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: