

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHWEST 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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w w w • k n o x m p c • o r g

File Number: 1-E-14-SP **Related File Number:**
Application Filed: 11/25/2013 **Date of Revision:**
Applicant: SHANE ADDINGTON

PROPERTY INFORMATION

General Location: Southwest side Schubert Rd., southeast of Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 N E 029 **Jurisdiction:** City
Size of Tract: 17500 square feet
Accessibility: Access is via Schubert Rd., a minor collector street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex
Surrounding Land Use:
Proposed Use: Offices **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property is located along Schubert Rd., just south of Merchant Dr. Zoning and land uses transition from commercial at Merchant Dr. to office and then residential to the south along Schubert Rd.

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

Street: 5111 Schubert Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (Office)

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.): DENY O (Office) sector plan designation.

Staff Recomm. (Full): Approval of office uses for this site would constitute an unnecessary extension of non-residential uses into a residential neighborhood. The current proposed land use pattern in this area is appropriate and should be maintained. Office uses should end northwest of this site, as currently proposed.

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 in the vicinity of this site. The development and zoning pattern for this and surrounding sites is established and should be maintained as is.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northwest City Sector Plan appropriately designates this site for low density residential uses, consistent with the existing use and zoning of the property. The current sector plan proposes that office uses end two properties to the northwest (parcel 26). Staff is of the opinion that this established stopping point for non-residential uses is appropriate and should be maintained.

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

There has been no change in public policy that warrants the requested amendment to the sector plan.

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

There are no apparent trends that warrant an amendment to the sector plan. No new information has become available that would reveal the need for a plan amendment at this particular location.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 1/9/2014

Details of Action: approve Office

Summary of Action: O (Office)

Date of Approval: 1/9/2014

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: 2/4/2014

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

FAILED DUE TO LACK OF MOTION

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/18/2014

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: