

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 1-F-14-PA **Related File Number:** 1-G-14-RZ
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: Yes, extension of O from the northwest
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) One Year Plan designation for the site.

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:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan appropriately designates this site for low density residential uses, consistent with the surrounding residences and zoning. The One Year Plan proposes that office uses end on the property to the northwest (parcel 28). Staff is of the opinion that this established stopping point for non-residential uses is appropriate and should be maintained.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - 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.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public policy that warrants the requested amendment to the One Year Plan.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available that would reveal the need for a plan amendment at this particular location.

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

Date of Legislative Action, Second Reading: 2/4/2014

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

MOOT BECAUSE 1-E-14-SP DID NOT PASS

Date of Legislative Appeal:

Effective Date of Ordinance: