

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH 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: 10-A-10-SP
Application Filed: 7/7/2010
Applicant: CAD PROPERTIES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, northeast of Smithwood Rd.
Other Parcel Info.:
Tax ID Number: 58 L D 039.01 **Jurisdiction:** City
Size of Tract: 1.18 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 26' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office
Surrounding Land Use:
Proposed Use: Professional office **Density:**
Sector Plan: North City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of low to medium density residential, office and institutional uses, under R-1, R-2, O-1 and O-3 zoning.

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

Street: 3403 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of Office designation from the south at Tazewell Pike and Smithwood Rd.
History of Zoning: MPC approved a One Year Plan amendment to O and rezoning to O-1 on 1/11/07. City Council denied the requests on 2/13/07 (1-F-07-RZ/1-C-07-PA).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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.):

ADOPT RESOLUTION # 10-A-10-SP, amending the North City Sector Plan to O (Office) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Office is a logical extension of the sector plan designation from the south at the southwest corner of Tazewell Pike and Smithwood Rd. Office use of this site is compatible with surrounding development and zoning and is consistent with its current use as a medical office, which was approved as a use on review in the R-2 zoning district in 2003 (11-F-03-UR). O-1 zoning would allow other professional office uses to be located on this site.

Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known improvements to Tazewell Pike have occurred directly adjacent to this site. The road is sufficient and the utilities are in place to serve this site.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes office uses to the south of the site. The proposed amendment is an extension of the existing plan designation.

CHANGES IN GOVERNMENT POLICY:

The property is accessed from Tazewell Pike, a minor arterial street, so no additional traffic will be generated through residential streets, making this location viable for office use. There are office uses to the south and east and an educational facility (Fountainhead) to the southwest of the site, so office uses at this location are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Several properties in this section of Tazewell Pike have been rezoned for small office developments. Office zoning is located to the northeast and south of the subject property.

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. New law 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: 10/14/2010

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

10/14/2010

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: 1/11/2011

Ordinance Number:

Disposition of Case: Approved

If "Other": Postponed until MPC reconsiders 10-A-10-RZ

Amendments:

Postponed 11/16/2010 until MPC reconsiders 10-a-10-RZ

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/25/2011

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: