

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

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File Number: 10-A-15-PA

Related File Number: 10-D-15-RZ

Application Filed: 8/21/2015

Date of Revision:

Applicant: BETSY BRENT

PROPERTY INFORMATION

General Location: West side Piney Grove Church Rd., north of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 106 J A 028

Jurisdiction: City

Size of Tract: 0.42 acres

Accessibility: Access is via Piney Grove Church Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Barber shop / insurance office

Surrounding Land Use:

Proposed Use: Veterinary clinic

Density:

Sector Plan: Northwest County **Sector Plan Designation:** Office

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

Neighborhood Context: This property is located between commercial development along Middlebrook Pike to the south, zoned C-1, and residential development to the north along Piney Grove Church Rd, zoned R-2, R-1A and R-1.

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

Street: 921 Piney Grove Church Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: Yes, extension of O plan designation and O-1 zoning from the west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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.):

RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full):

Office uses are consistent with the sector plan proposal for the property. Office uses are appropriate at this location as a transitional use between commercial uses to the south and residential uses to the north.

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 - There are no apparent errors in the plan. The current plan proposes NC uses for the site, consistent with the current C-1 zoning and previous uses on the site.

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 recently made to Piney Grove Church Rd., but it is adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established commercial zoning pattern to the south, office uses and zoning are appropriate for the subject property as a transitional area between commercial and residential uses.

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 to reveal the need for a plan amendment. The C-1 zoning pattern to the south and residential zoning to the north has long been established in this area, making this site appropriate for transitional office uses.

Action:

Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

10/8/2015

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: 11/10/2015

Date of Legislative Action, Second Reading: 11/24/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: