

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-A-17-PA **Related File Number:** 10-A-17-RZ  
**Application Filed:** 7/17/2017 **Date of Revision:**  
**Applicant:** DDC DOWELL SPRINGS, LLC

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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#### PROPERTY INFORMATION

**General Location:** West side Dowell Springs Blvd., north side Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 106 D A 00912 **Jurisdiction:** City  
**Size of Tract:** 4.59 acres  
**Accessibility:** Access is via Dowell Springs Blvd., a local street with two lanes and a center median within 100' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Medical office  
**Surrounding Land Use:**  
**Proposed Use:** Medical facility **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located at the front of the Dowell Springs Subdivision, which is developed with office uses under PC-1 and O-1 zoning.

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

**Street:** 1311 Dowell Springs Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** PC-1 (Retail and Office Park)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**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.): DENY GC (General Commercial) One Year Plan designation for the site.

Staff Recomm. (Full): No conditions have changed that warrant amendment of the One Year Plan map for this site. The current O-1 zoning is consistent with the sector plan and gives the applicant reasonable use of the property, which has already been developed with a large medical office building.

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 office uses, consistent with the current O-1 zoning. Although the majority of the Dowell Springs Subdivision is zoned PC-1, all of the development that has occurred has been office uses, consistent with the sector plan. If commercial development were proposed in the PC-1 zone in Dowell Springs, plan amendments to commercial would be needed, which would not likely be supported by staff. The Northwest County Sector Plan was recently updated in 2016. City Council adopted the updated sector plan on August 30, 2016.

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 zoning and development pattern for this is well established and appropriate 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: 10/12/2017

Details of Action: RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation for the site.

Summary of Action: GC (General Commercial)

Date of Approval: 10/12/2017

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: 11/7/2017

Date of Legislative Action, Second Reading: 11/21/2017

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:**