

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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File Number: 10-B-11-SP

Related File Number:

Application Filed: 8/19/2011

Date of Revision:

Applicant: KEN FRAZIER

PROPERTY INFORMATION

General Location: Northwest side Hinton Dr., northeast of Western Ave.

Other Parcel Info.:

Tax ID Number: 93 B B 029

Jurisdiction: City

Size of Tract: 1 acres

Accessibility: Access is via Hinton Dr., a major collector street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted by O-1 zoning

Density:

Sector Plan: Northwest City

Sector Plan Designation: Low Density Residential

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

Neighborhood Context: This site is located just north of commercial uses fronting on Western Ave., zoned C-3, C-4 and SC-1, and south of a residential area off of Ball Camp Pike, zoned R-1.

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

Street: 4405 Hinton Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

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

Previous Requests: None noted

Extension of Zone: No, sector plan does not recognize O-1 zoning on either side of site. LDR is proposed.

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.):

ADOPT RESOLUTION # 10-B-11-SP, amending the Northwest 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 uses are appropriate for this site which has O-1 zoning on either side. The One Year Plan designates the 2 adjacent tracts for office uses. O-1 zoning would allow professional or medical 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 Hinton Dr. 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 One Year Plan designates the 2 adjacent parcels for office uses, consistent with their O-1 zoning. The sector plan does not recognize the O-1 zoning and potential office uses on this side of Hinton Dr.

CHANGES IN GOVERNMENT POLICY:

The property is accessed from Hinton Dr., a minor collector street, so no additional traffic will be generated through residential streets, making this location viable for office use. O-1 zoning is already in place on either side of the subject property, 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:

Both adjacent properties in this short section of Hinton Dr. have been rezoned O-1 for office development. The pattern for non-residential development along Hinton Dr. has been established.

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: 10/13/2011

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

10/13/2011

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: 11/15/2011

Date of Legislative Action, Second Reading: 11/29/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: