

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-B-14-SP

Related File Number:

Application Filed: 7/16/2014

Date of Revision:

Applicant: CINDY BRADLEY

PROPERTY INFORMATION

General Location: Northwest side Cedar Ln., northeast of Rowan Rd.

Other Parcel Info.:

Tax ID Number: 68 D E 011

Jurisdiction: City

Size of Tract: 2.7 acres

Accessibility: Access is via Cedar Ln., a minor arterial street with 23-38' of pavement width within 35-85' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Business/professional office

Density:

Sector Plan: North City

Sector Plan Designation: Low Density Residential

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

Neighborhood Context: This site is located along Cedar Ln. in an area that is developed with low and medium density residential uses under R-1, R-1A, R-2 and RP-1 zoning. The residential development includes both attached and detached residential uses.

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

Street: 609 Cedar Ln

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

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic/Institutional)

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-14-SP, amending the North City Sector Plan to O (Office) and LDR (Low Density Residential) as shown on attached 'MPC Staff Recommendation Map' and recommend that City Council also adopt the amendment. (See attached Exhibit A.)

Staff Recomm. (Full): Office uses will be compatible with the scale and intensity of surrounding development and zoning. The site is already developed with a church building containing offices, but the building is no longer used for church services, so is no longer appropriate for the CI designation. It is recommended that the sector plan be amended to LDR for the vacant, narrower portion of the site at the back of the site where it fronts on Ozark Ln. This area is not appropriate for office uses, as it is situated between two residential lots along a local neighborhood street. There is enough area that two residential lots could be created there in the future.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made to Cedar Ln. or utilities, but they are adequate to serve the proposed office uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan proposes civic and institutional uses for the site, based on the previous use as a church. Civic and institutional uses are similar in intensity to office uses. The LDR designation for the vacant, narrower portion of the site is an extension of LDR uses from three sides in an existing neighborhood.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy apply in this case, but Cedar Ln. is developed with and zoned for commercial uses just 800 feet southwest of the site. Office uses may be appropriate from this subject property southwest to the commercially zoned area as a transitional area between commercial and residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There is a trend toward allowing a mix of more intense uses along arterial streets, particularly in areas with houses that rely on the arterial street for access. Office uses are similar in intensity to CI uses and are compatible with residential uses.

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. The law now 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: 10/9/2014

Details of Action:

Summary of Action: Adopt the amendment to the North City Sector Plan to O (Office) and LDR (Low Density Residential) as shown on the 'MPC Recommendation Map' and recommend that City Council also adopt the amendment.

Date of Approval: 10/9/2014

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: 1/6/2015

Date of Legislative Action, Second Reading: 1/20/2015

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 11-2014 to 1-6-2015

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: