

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



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File Number: 10-B-16-SP

Related File Number:

Application Filed: 7/25/2016

Date of Revision:

Applicant: TOM WEISS

PROPERTY INFORMATION

General Location: Northwest and southeast sides Sevier Heights Rd., south side Wallace Dr., east side Lancaster Dr.

Other Parcel Info.:

Tax ID Number: 109 K D 010 OTHER: 109KF005-007

Jurisdiction: City

Size of Tract: 4.4 acres

Accessibility: Access is via Sevier Heights Rd., a local street with 15' of pavement width within 30' of right-of-way, Lancaster Dr., a minor collector street with 20' of pavement width within 50' of right-of-way, or Wallace Dr., a local street with 16' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and former church

Surrounding Land Use:

Proposed Use: Mixed use development

Density:

Sector Plan: South City **Sector Plan Designation:** OS

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

Neighborhood Context: A now closed church is located on the subject property, which is surrounded by a detached residential neighborhood, zoned R-1.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

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.): ADOPT RESOLUTION #10-B-16-SP, amending the South City Sector Plan to GC (General Commercial) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is approximately 4.4 acres and has the former buildings for a large church, which is now unused. Despite the fact that the property is surrounded by residential uses, allowing some commercial uses will allow the buildings to be reused for a reasonable use, rather than being torn down or remaining vacant. The large buildings are already in place along with sufficient parking for commercial uses.

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 either of the access streets., but it is adequate to serve the recommended commercial uses. Public water and sewer utilities are available to serve the site. South Knoxville's Urban Wilderness is located in the area, including the large Baker Creek Preserve to the south, which has a nearby trailhead. Allowing a mix of uses at this site will provide future commercial goods, services and entertainment to residents and visitors in the area recreating in the Urban Wilderness.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan proposes OS (Open Space) uses for the site, which was a common land use designation placed on churches in Knoxville. The plan did not anticipate the closure of the church, leaving the property vacant.

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

Staff is recommending approval of this plan amendment, which will be a change in public policy for development in this area. Final approval of the recommended GC plan designation will serve as the change in public policy that is unanticipated by the plan.

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

MPC staff generally supports the development plan proposed by the applicant, as long as a public review of plans is required and stipulations can be made to minimize the impact on surrounding residential uses. Staff is of the opinion that the commercial redevelopment of this site is warranted and desirable because of the growing popularity of the Urban Wilderness in the area and the need to serve those users.

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:** 11/10/2016

Details of Action:

Summary of Action: GC (General Commercial)

Date of Approval: 11/10/2016 **Date of Denial:** **Postponements:** 10/13/2016

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/6/2016 **Date of Legislative Action, Second Reading:** 12/20/2016

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:**