

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
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**File Number:** 10-C-13-PA

**Related File Number:** 10-F-13-RZ

**Application Filed:** 8/26/2013

**Date of Revision:**

**Applicant:** CRAIG ALLEN

## PROPERTY INFORMATION

**General Location:** South side Middlebrook Pike, east side N. Gallaher View Ln.

**Other Parcel Info.:**

**Tax ID Number:** 106 P A 037

**Jurisdiction:** City

**Size of Tract:** 3.95 acres

**Accessibility:** Access is via N. Gallaher View Rd., a minor arterial street with 4 lanes and a center turn lane within a large right-of-way of varied width. The property does not have frontage on Middlebrook Pike.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant residential

**Surrounding Land Use:**

**Proposed Use:** Self storage facility

**Density:**

**Sector Plan:** Northwest City

**Sector Plan Designation:** LDR, STPA & SLPA

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

**Neighborhood Context:** The southeast quadrant of the intersection of Middlebrook Pike and N. Gallaher View Rd. is developed with residential uses under R-1E zoning.

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

**Street:** 962 N Gallaher View Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1E (Low Density Exclusive Residential)

**Former Zoning:**

**Requested Zoning:** C-6 (General Commercial Park)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

**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):** The site has limited access, is surrounded by residential uses, and has slope constraints. Commercial uses are not appropriate at this location.

**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 low density residential uses, consistent with the surrounding area.

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 development pattern for this and surrounding sites is well established as low density residential, and there is no reason to amend the plan for this site only. Access to the site from Gallaher View Rd. is limited. Development of commercial uses would likely require significant grading to the slope-constrained site. The GC designated site to the west has long been established, is smaller and more level, and is not surrounded by low density residential uses.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public/government policy that warrants the requested amendment to the One Year Plan. A request for the less intense O-1 zoning was denied for this property back in 2004. Nothing has changed since then when staff recommended denial of O-1 zoning.

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:** Denied (Withdrawn)

**Meeting Date:** 11/14/2013

**Details of Action:**

**Summary of Action:** Withdraw at the request of the applicant.

**Date of Approval:**

**Date of Denial:**

**Postponements:** 10/10/13

**Date of Withdrawal:** 11/14/2013

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 12/10/2013

**Date of Legislative Action, Second Reading:** 12/19/2013

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**