CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-C-17-PA Related File Number: 10-D-17-RZ

Application Filed: 8/10/2017 **Date of Revision:**

Applicant: TIM DWYER LEESMAN ENGINEERING



PROPERTY INFORMATION

General Location: South side S. Northshore Dr., north side Osprey Point Ln.

Other Parcel Info.:

Tax ID Number: 154 L A 012, 154-10101 **Jurisdiction:** City

Size of Tract: 1.76 acres

Accessibility: Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within 300' of

rigth-of-way, or Osprey Pointe Ln., a local street with 22' of pavement width within 150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Tire Discounters automobile service business Density:

Sector Plan: Southwest County Sector Plan Designation: Office

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

Neighborhood Context: This site is located south of the Northshore Town Center in the southwest quadrant of the I-140 / S.

Northshore Dr. interchange. The area is developed with a mix of residential, office and commercial

uses under various City and County zoning districts.

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

Street:

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: C-6 (General Commercial Park)

Previous Requests: 7-J-12-RZ/7-F-12-PA/7-F-12-SP

Extension of Zone: No

History of Zoning: Property was rezoned O-1 and resdesignated for office uses in 2012 (7-J-12-RZ/7-F-12-PA)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

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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 is currently undeveloped. The plan was amended in 2012 to allow office uses and this should be maintained. Office use of this site creates an appropriate transition area between

commercial uses to the north and residential uses to the south.

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. Office uses are appropriate at this location as a transition between commercial uses and I-140 to the north and east and residential uses to the south. The Southwest County Sector Plan was recently updated in 2016. City Council adopted the updated sector plan on October 24, 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 - Improvements to S. Northshore Dr. were recently made to accommodate the Northshore Town Center development to the north. However, these improvements do not change the future land use proposal for this site. The zoning and development pattern for this area is established and appropriate as is. Commercial uses

in this area need to be limited to the Town Center and other commercially zoned areas east of I-140. There is currently no commercial zoning on the south side of S. Northshore Dr., west of I-140.

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. The update of the Southwest County Sector Plan in 2016 continued to maintain that office uses are most appropriate for this site.

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. This site was reviewed and approved for office uses in 2012 and the update of the Southwest County Sector Plan maintained that designation for this site based on the information that was available during those reviews.

Action: Denied Meeting Date: 11/9/2017

Details of Action:

Summary of Action: DENY GC (General Commercial) One Year Plan designation for the site.

Date of Approval: Date of Denial: 11/9/2017 Postponements: 10/12/2017

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

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Disposition of Case, Second Reading:
If "Other": If "Other":
Amendments: Amendments:

Effective Date of Ordinance:

Date of Legislative Appeal:

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