CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 10-D-17-SP Related File Number:

Application Filed: 8/28/2017 Date of Revision:

Applicant: GARY KOONTZ



PROPERTY INFORMATION

General Location: West side Central Avenue Pike, north of Callahan Dr.

Other Parcel Info.:

Tax ID Number: 57 078 Jurisdiction: City

Size of Tract: 5.18 acres

Accessibility: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 40' of right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Any use permitted in C-4 zoning district Density:

Sector Plan: North County Sector Plan Designation: MDR/O & STPA

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

Neighborhood Context: This section of Central Ave. Pike has a triangular shaped land area bordered by railroad right-of-way to

the east, and Knob Creek and I-75 to the west. It is developed with older homes, church, office and commercial uses developed under R-2, RB, A-1, A, C-3, C-4, CA, and CB zones. The commercial uses

are predominantly located around the Callahan Drive intersection.

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

Street: 6907 Central Avenue Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway)

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial) & F-1 (Floodway)

Previous Requests: None noted

Extension of Zone: Extension of GC for narrow properties along the interstate but not for properties along Central Avenue

Pike

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category: MDR/O (Medium Density Residential and Office) & SP (Stream Protection)

Requested Plan Category: GC (General Commercial) & SP (Stream Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): ADOPT RESOLUTION #10-D-17-SP, amending the North County Sector Plan map to GC (General

Commercial) and SP (Stream Protection) designation, and recommend Knoxville City Council also

approve the sector plan amendment to make it operative. (See Exhibit A)

Staff Recomm. (Full): In October 2017, the Metropolitan Planning Commission (MPC) denied the requested amendment to

the North County Sector Plan and the applicant subsequently appealed the decision to City Council. The application was referred back to MPC by City Council to reconsider amending the sector plan to GC (General Commercial). MPC staff previously recommended denial of the requested amendment because it is inconsistent with the adopted plans and because the subject property is not contiguous with the larger commercial area to the south. Staff also commented that if City Council approves a plan amendment for this property, the land use recommendations for this area should also be updated to reflect this change in policy. Staff is now recommending approval of GC for the subject property and reiterating the need to reconsider the OYP and Sector Plan designations along this stretch of Central

Avenue Pike. This could be considered as part of the annual update the OYP in early 2018.

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 made in the vicinity of this site. If the Planning Commission or City Council believes that GC uses are appropriate for the subject site, this stretch of Central Avenue Pike should be reviewed further to determine if the land use recommendations for the area need to be

updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The North County Sector Plan currently designates this site MDR/O (Medium Density Residential/O), consistent with the current R-2,

A-1 and F-1 zoning. There is no known error in the plan.

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

IN CERTAIN AREAS:

City Council referred the application back to MPC for reconsideration of GC (General Commercial) for

this site.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

The OYP recommends MDR and LDR land uses and the North County Sector Plan, adopted in 2012, recommends MDR/O for the subject property. There have been no other adopted plans since that

recommend different land uses.

Action: Approved Meeting Date: 12/14/2017

Details of Action:

Summary of Action: ADOPT RESOLUTION #10-D-17-SP, amending the North County Sector Plan map to GC (General

Commercial) and SP (Stream Protection) designation, and recommend Knoxville City Council also

approve the sector plan amendment to make it operative.

Date of Approval: 12/14/2017 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to pu

olication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/16/2018 Date of Legislative Action, Second Reading: 1/30/2018

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

11-7 Referred back to MPC to consider use on review

Date of Legislative Appeal: Effective Date of Ordinance:

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