

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-I-21-SP **Related File Number:**
Application Filed: 8/30/2021 **Date of Revision:**
Applicant: PELLISSIPPI SOUTH, LLC

PROPERTY INFORMATION

General Location: South side of S Northshore Drive across from Kroger Park Drive, east of I-140 interchange
Other Parcel Info.:
Tax ID Number: 154 11003 (PART OF) OTHER: & 11008 (PART OF) **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is off of Lakeside Centre Way, a private road with a 30-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shown as office on KGIS, but is undeveloped land off of a parking lot
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office) & SP (Stream Protection)
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: This property is located behind a row of commercial businesses fronting S Northshore Drive near Sinking Creek. It is adjacent to a large office building and parking lot. Two ponds in the stream protection area lie nearby to the south between the property and I-140.

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

Street: 2160 & 2095 Lakeside Centre Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, the GC land use class is adjacent to the north
History of Zoning: Property was zoned C-6 upon its annexation in 1988 (Case 6-H-88-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: O (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:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the Southwest County Sector Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There has been no change of conditions warranting an 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:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan.

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

1. Northshore Town Center has developed to the west of I-140, bringing with it new residential dwellings and a variety of commercial uses.

2. Demand for office parks has declined in recent years. The location of this property and its proximity to residential development along S Northshore Drive and along Ebenezer Road make it a viable property for commercial zoning.

State law regarding amendments of the general plan (which includes 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:

- 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.
- 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: 10/14/2021

Details of Action:

Summary of Action: Approve the Southwest County Sector Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.

Date of Approval: 10/14/2021 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: 11/16/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/30/2021

Other Ordinance Number References: O-147-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: