

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-06-SP **Related File Number:** 11-F-06-RZ
Application Filed: 10/9/2006 **Date of Revision:**
Applicant: DICK BALES
Owner:

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

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PROPERTY INFORMATION

General Location: Southeast side S. Northshore Dr., southwest side Osprey Point Ln.
Other Parcel Info.:
Tax ID Number: 154 100 (NORTHERN 400') **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via S. Northshore Dr., a median divided four lane major arterial street and Osprey Point Ln., a two lane dead-end, local street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office and Mini-storage facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This wooded, vacant site is within an area of mixed use residential and non-residential development that is occurring under TC-1, PR and C-6 zones.

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

Street: 900 Osprey Point Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has been rezoned for commercial and office use in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE O (Office) Designation

Staff Recomm. (Full): Office designation of this site and adjoining properties along the south side of S. Northshore Dr. will permit appropriate transitional uses from the commercial development to the north across S. Northshore Dr. and the residential uses on Fort Loudoun Lake to the southeast and southwest. The sector Plan proposes LDR (Low Density Residential) for the site and area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The site is accessed from S. Northshore Dr. and Osprey Point Ln., which are adequate for OB uses. There should be little additional traffic impact on surrounding residential areas. Access to this property will have to take place within the context of proposed road improvements for Northshore Town center.
3. OB zoning and office uses are less intense than the TC-1 zone in place across S. Northshore to the north and will be a compatible transitional zone from that development back into the residential area to the east along Osprey Point Ln.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The OB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment of the Southwest County Sector Plan to office for this site, OB zoning is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for office uses in the immediate area. However, future requests should be considered on their own merits to determine whether or not they will have a negative impact on nearby less intense uses.

MPC Action: Approved MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 11/9/2006 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/18/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: