

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR 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

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File Number: 11-B-08-SP **Related File Number:**
Application Filed: 10/2/2008 **Date of Revision:** 10/30/2008
Applicant: CONTINENTAL 253 FUND, LLC

PROPERTY INFORMATION

General Location: East side Iron Gate Blvd., east of Schaeffer Rd., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 104 093 **Jurisdiction:** County
Size of Tract: 28.9 acres
Accessibility: Access is to Hardin Valley Rd., a minor arterial street with 4 travel lanes and a center median within 180-200' of right of way by way of Iron Gate Blvd., a local street with 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: 346 attached multi-family units **Density:** 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** TP & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The sites fronting on Hardin Valley Rd. are developing with commercial uses, with residential uses to the south and east.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: 7-J-97-RZ
Extension of Zone: Not an extension of MDR, but PR zoning is located to the south
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park), LDR (Low Density Residential) & SLPA (Slope Protection Area)

Requested Plan Category: MDR (Medium Density Residential) & SLPA (Slope Protection Area)

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.): ADOPT RESOLUTION # 11-B-08-SP, amending the Northwest County Sector Plan to Mixed Uses (MDR (Medium Density Residential) & O (Office)) and Slope Protection, and recommend that County Commission adopt the amendments. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Medium density residential uses, as part of a mixed use pattern, are proposed for this site on the draft TTCDA plan, that is also up for consideration at this MPC meeting. MDR uses are appropriate as a transition between commercial to the north and low density residential to the south.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
NEW ROAD OR UTILITY IMPROVEMENTS:
This site is located in a developing area adjacent to new commercial development and less than 1500 feet from the interchange of Hardin Valley Rd. and Pellissippi Pkwy.
ERROR OR OMISSION IN CURRENT PLAN:
The Tennessee Technology Corridor Development Authority (TTCDA) Comprehensive Development Plan 2008 Update is on this agenda for consideration by MPC. The draft Land Use Plan Map is attached and is consistent with this recommendation. The draft TTCDA plan shows the site for mixed uses, including medium density residential and offices, as well as slope protection.
CHANGES IN GOVERNMENT POLICY:
With the approval of several plan amendments and rezonings in recent years on properties in this area, the zoning and development pattern has changed, making this proposal more reasonable. This is reflected in the draft TTCDA land use plan.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
The area surrounding the Hardin Valley Rd./Pellissippi Pkwy. interchange has emerged as a development node, making this proposal more feasible.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 11/13/08-1/8/2009

Date of Withdrawal: 2/12/2009 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:

Date of Legislative Appeal: Effective Date of Ordinance: