CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν Ν Е S S Suite 403 • City County Building 400 Main Street

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PROPERTY INFORMATION

General Location: East side Schaeffer Rd., southeast of Hardin Valley Rd. **Other Parcel Info.:** 104 PART OF 093, 096 & 097 OTHER: MAP ON FILE AT **Tax ID Number:** Jurisdiction: County Size of Tract: 31 acres Accessibility: Access is via Schaeffer Rd., a minor collector street with 20' of pavement width within the Pellissippi Parkway right-of-way, Hardin Valley Rd., a four-lane major arterial street within 175' of right-of-way, or Iron Gate Blvd., a local boulevard street within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land and residential			
Surrounding Land Use:				
Proposed Use:	Mixed uses			Density:
Sector Plan:	Southwest County	Sector Plan Designation:	MDR/O and SLPA	
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This area has been developed with commercial and residential uses under PC, A, PR and CA zoning.			

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

Street:

2122 Schaeffer Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	PC (Planned Commercial)/TO (Technology Overlay) and BP (Business and Technology)/TO (Technology Overlay)		
Former Zoning:			
Requested Zoning:	OB (Office, Medical, and Related Services)/TO (Technology Overlay) and CA (General Business)/TO (Technology Overlay)		
Previous Requests:	Property rezoned in 2008 (11-F-08-RZ).		
Extension of Zone:	Yes, extension of GC from the west		
History of Zoning:	A rezoning request for PR at 12 du/ac for apartments was withdrawn at the request of the applicant, due to opposition and other issues, on 3/12/09 (11-F-08-RZ).		

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential and Office) and SLPA (Slope Protection)

Requested Plan Category: C (Commercial) nd SLPA (Slope 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.:

	MPC ACTION AND DISPOSITION				
Planner In Charge:	Michael Brusseau				
Staff Recomm. (Abbr.):	DENY GC (General Commercial) sector plan designation for the northern portion of the site.				
Staff Recomm. (Full):	This portion of the site is already zoned PC/TO, but is designated for medium density residential or office uses. In order to consider CA/TO zoning, the sector plan must be amended to GC. Staff is recommending that the PC/TO be retained, eliminating the need for the sector plan amendment. PC/TO zoning is consistent with the other properties to the west on the south side of Hardin Valley Rd. PC will allow commercial development of the site, but will retain the requirement for review of a development plan by MPC, which is necessary because of slope and access concerns. PC zoning also allows office development, as proposed by the sector plan.				
Comments:	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 recently to any of the streets accessing this site. There is a recommended proposal to realign Schaeffer Rd. to line up with Cherahala at Hardin Valley Rd. If GC were approved, then CA zoning could be considered for a portion of the site, which would eliminate the opportunity for staff to recommend the Schaeffer Rd. realignment. AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The current sector plan appropriately proposes medium density residential and office uses for the site, consistent with the current PC and the recommended OB zoning. Office development may also occur in the existing PC-zoned area. CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: No changes in government policy impact this request. TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: No trends have been identified that warrant the proposed amendment to GC for a portion of this site.				
Action:	Denied Meeting Date: 3/14/2013				
Details of Action:					
Summary of Action:	DENY GC (General Commercial) sector plan designation.				
Date of Approval:	Date of Denial: 3/14/2013 Postponements: 12/13/12-2/14/13				
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

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

Legislative Body:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: