

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: 2-A-16-SP **Related File Number:** 2-I-16-RZ
Application Filed: 12/28/2015 **Date of Revision:**
Applicant: SAFE HARBOR DEVELOPMENT

PROPERTY INFORMATION

General Location: East side Sam Lee Rd., southwest of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 PART OF 072 OTHER: PORTION EAST OF SAM LE **Jurisdiction:** County
Size of Tract: 35.07 acres
Accessibility: Access is via Sam Lee Rd., a major collector street with 18' of pavement width within 50' of right-of-way, or Greystone Summit Blvd., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 2.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, ROW, SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses at various densities under A, PR and OB zoning, all within the TO overlay.

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

Street: 10924 Sam Lee Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: ROW (Right-of-Way)
Requested Plan Category: MU-SD (Mixed Use Special District) (NW-Co-6)

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 #2-A-16-SP, amending the Northwest County Sector Plan to MU-SD (NW-Co6) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): The existing ROW sector plan designation on the requested portion of the site is no longer valid. The current sector plan was adopted in 2003, when TDOT was proposing this area as part of the right-of-way for the proposed Orange Route. That project is no longer being considered. The Northwest County Sector Plan is currently being updated and is proposed to be revised to a mixed use special district, consistent with this proposal. As proposed, this plan designation is a logical extension of the plan designation from the north and south.

Comments: This sector plan amendment only applies to the area of the site that is currently designated as ROW on the map. The remainder of the subject property proposed for rezoning is already designated as a MU-SD (Mixed Use Special District) - NW-Co7. The requested zoning is permissible within that MU-SD.

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 Sam Lee Rd. in the vicinity of this site. However, it is classified as a major collector street that is sufficient to accommodate low density residential or office use of the site. Public water and sewer utilities are available to serve the site. Alternative access to the site appears to be available to Greystone Summit Blvd. as well.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan designates this site as ROW (Right-of-way). The current plan was adopted in 2003, when TDOT was proposing this area as part of the right-of-way for the proposed Orange Route. That project is no longer being considered. The Northwest County Sector Plan is currently being updated and is proposed to be revised to a mixed use special district, consistent with this proposal.

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

In recent years, both office and low density residential development have been approved in the vicinity of this site, consistent with the proposed sector plan amendment to a mixed use special district.

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

The entire area surrounding area of the subject parcel is already designated as a mixed use special district, appropriate for office, technology-based or residential uses. This proposal continues that trend.

Action: Approved

Meeting Date: 2/11/2016

Details of Action:

Summary of Action: ADOPT RESOLUTION #2-A-16-SP, amending the Northwest County Sector Plan to MU-SD (Mixed Use Special District) (NW-Co-6) and recommend the Knox County Commission also approve the sector plan amendment.

Date of Approval: 2/11/2016

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: 3/28/2016

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: