

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-B-09-SP **Related File Number:** 2-B-09-RZ
Application Filed: 12/16/2008 **Date of Revision:**
Applicant: MAC AND BARBARA WILHOIT, LLC

PROPERTY INFORMATION

General Location: Southwest side S. Peters Rd., northwest of Sony Ln.
Other Parcel Info.:
Tax ID Number: 132 F C 003 **Jurisdiction:** County
Size of Tract: 1.67 acres
Accessibility: Access is via S Peters Rd., a five lane, minor arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Senior living facility and vacant land
Surrounding Land Use:
Proposed Use: Neighborhood pharmacy **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in a section of S. Peters Rd that has seen properties transitioning from residential to business office uses under PC, OB and OA zones.

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

Street: 273 S Peters Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was zoned OB in 1997. (6-L-97-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: C (Commercial)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY the C (Commercial) designation plan amendment

Staff Recomm. (Full):

Commercial designation of this property will place incompatible commercial zoning adjacent to established and proposed office and residential uses and zoning. Approval of this request would result in the need to add a commercial designation for other property in this area of the Southwest Sector Plan to establish a suitable commercial/office/residential land use pattern for the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposed C Commercial designation is not compatible with the scale and intensity of the surrounding office/ residential development and zoning pattern. Approval of a Commercial designation for this site would be an isolated designation on the southwest side of S. Peters Rd., giving the applicant the potential for retail development rights that do not exist on any of the adjacent properties.
- 2. The current MU (O/MDR) land use plan designation and OB zoning allows an appropriate range of uses of the property consistent with the surrounding development pattern and the sector plan designation for the site.
- 3. There are no commercial designations of properties along this section of S. Peters Rd., south of Kingston Pike.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. S. Peters Rd. is a five lane, minor arterial street that has the capacity to handle additional trips that would be generated by commercial development.
- 3. The current OB zoning is compatible with surrounding development and zoning and has a minimal impact on adjacent properties.
- 4. Approval of this request could lead to future requests for Commercial designation on other available parcels along this street section. Commercial uses would be more appropriate at major road intersections.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes office or residential uses for this site, consistent with the existing OB zone.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request would be expected to lead to future sector plan and rezoning requests for CA zoning on nearby properties.

MPC Action:

Denied

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

DENY the C (Commercial) designation plan amendment

Date of MPC Approval:

Date of Denial: 2/12/2009

Postponements:

Date of Withdrawal:

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: