

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-B-17-SP **Related File Number:** 2-D-17-RZ
Application Filed: 12/27/2016 **Date of Revision:**
Applicant: CERTIFIED PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side N. Cedar Bluff Rd., north of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 119 H F 015 **Jurisdiction:** County
Size of Tract: 1.04 acres
Accessibility: Access is via N. Cedar Bluff Rd., a major arterial street with 4 lanes and a center turning lane within 110' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Neighborhood commercial **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area north and west of the intersection of Dutchtown Rd. and N. Cedar Bluff Rd. is developed with office uses along Cedar Bluff Rd. and residences to their rear, zoned OA, OB, CN, RA and A.

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

Street: 509 N Cedar Bluff Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests: 9-L-01-RZ/9-B-01-SP
Extension of Zone: Yes, extension of NC plan designation and CN zoning from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: NC (Neighborhood 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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #2-B-17-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The NC plan designation for the subject property is a logical extension of NC from the north, is compatible with the surrounding land uses and zoning and is consistent with the recommended amendment to 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 N. Cedar Bluff Rd., but it is a major arterial street capable of handling the additional traffic that will be generated with commercial use of the site. The site is already has access to water and sewer utilities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes low density residential uses for the site, which is not consistent with the current OA zoning of the site. The three parcels in the northwest quadrant of the Cedar Bluff Rd./Dutchtown Rd. intersection should all be designated for either office or neighborhood commercial uses. Currently, the parcel to the north is designated as NC, but the other two are LDR. These properties are not appropriate or desirable for low density residential use.

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

Considering the current OA, OB and CN zoning of the subject property and the properties to the north and south, it is apparent that non-residential development of these sites is supported by Knox County.

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

The site's location near a major intersection along a high-traffic, commercialized, major arterial street make it more suitable for office or commercial uses, rather than the current LDR uses proposed.

Action:

Approved

Meeting Date: 2/9/2017

Details of Action:

Summary of Action:

Adopt Resolution #2-B-17-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval:

2/9/2017

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: 3/27/2017

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: