

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: 3-B-16-SP **Related File Number:** 3-B-16-RZ
Application Filed: 1/15/2016 **Date of Revision:**
Applicant: ESTATE OF RONALD E. BEVERLY (EXECUTRIX - LINDA C. BEVERLY)

PROPERTY INFORMATION

General Location: West side of Farlow Dr., south of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 143 B D 003 **Jurisdiction:** County
Size of Tract: 0.6 acres
Accessibility: Access is via Farlow Dr., a local street with 18' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, gravel parking lot
Surrounding Land Use:
Proposed Use: Repossession lot (existing use) **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This area has been developed with commercial uses under CA zoning along Kingston Pike and residential uses and a church under RA and RAE zoning to the south of this site along Farlow Dr.

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

Street: 109 Farlow Dr
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: Rezoned from RA to OB in 2001. Applicant requested CA.
Extension of Zone: Yes. Extension of CA from the north and west.
History of Zoning: Property rezoned from RA to OB in 2001. Applicant requested CA.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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: Mike Reynolds

Staff Recomm. (Abbr.): ADOPT RESOLUTION #3-B-16-SP, amending the Southwest County Sector Plan from LDR (Low Density Residential) to C (Commercial) and recommend that Knox County Commission also adopt the sector plan amendment.

Staff Recomm. (Full): Commercial uses for this site would be a logical extension of the adjacent plan designation from the north, where an office/commercial corridor is established along Kingston Pike. The property is currently zoned OB (Office, Medical, and Related Services) and is currently used as a repossession lot, which is not permitted in the OB zone. The proposed plan amendment is justified and is compatible with the surrounding land uses and zoning pattern.

Comments: This property is in Knox County but within the Urban Growth Boundary of the Town of Farragut, which designates this property for Regional Commercial land uses and identifies the Kingston Pike / Lovell Road area a town gateway. With the exception of the PC (Planned Commercial) zone that is not intended for properties as small as the subject site, the CA (General Business) zone with the recommended landscape screening condition is the most compatible zone district to meet the intent of the Knox County General Plan (sector plan) and the Town of Farragut Comprehensive Land Use Plan.

The Southwest County Sector Plan was last updated in 2005 and the property was designated LDR (low density residential). The property has been used for commercial purposes since at least 1996, according to aerial photography. The site was used as part of a nursery business that fronted on Kingston Pike until sometime between 1998 and 2001. By 2003, a repossession lot had been established on the lot even though it was not a permitted use in the OB zone.

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:

1. Water and sewer utilities are available to this site.
2. The intersection of Farlow Drive and Kingston Pike was improved in the last few years to align it with the access to Costco across Kingston Pike, which also included the installation of a traffic lights.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The property was designated LDR (low density residential) in 2005 when the Southwest County Sector Plan was last updated. At this time the property was zoned OB (Office, Medical, and Related Services) and the use was commercial (repossession lot).

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

1. The development policies of the General Plan recommend that there be transitional uses or buffers from intense uses to less intense, such as from commercial to residential. The current OB zoning currently provides this buffer, however, dense landscape screening is another appropriate method for buffering residential areas from commercial uses.

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

1. With the construction of Costco, the Kingston Pike / Lovell Road area has developed into an extension of the regional commercial area around the Turkey Creek. It is anticipated that this area will continue to see new commercial development and the redevelopment of existing commercial properties.

State law regarding amendments of the general plan (which include Sector Plan amendments) was

changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved with Conditions **Meeting Date:** 3/10/2016

Details of Action:

Summary of Action: Adopt Resolution #3-B-16-SP, amending the Southwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 3/10/2016 **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: 4/25/2016 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**