

# 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

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**File Number:** 3-B-17-SP                      **Related File Number:** 3-B-17-RZ  
**Application Filed:** 1/12/2017              **Date of Revision:**  
**Applicant:** MARY C. KAMPAS

### PROPERTY INFORMATION

**General Location:** Southeast side S. Northshore Dr., southwest of Wrights Ferry Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 L B 033                      **Jurisdiction:** County  
**Size of Tract:** 7400 square feet  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with 34' of pavement width within 60' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** KARM drop-off center  
**Surrounding Land Use:**  
**Proposed Use:** KARM drop-off center                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** NC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located within a large commercial node in the Rocky Hill area around the intersection of Morrell Rd. and S. Northshore Dr. The commercial zoning in the area includes C-1, C-3, C-6, SC-1 and CA zoning.

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

**Street:** 7702 S Northshore Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-1 (Neighborhood Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-3 (General Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** NC (Neighborhood Commercial)

Requested Plan Category: GC (General 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 #3-B-17-SP, amending the Southwest County Sector Plan map to GC (General Commercial) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

**Staff Recomm. (Full):** The property is located within a large commercial node that is all proposed for neighborhood commercial uses. However, the majority of the commercial zoning and development in the area is more intense than typical neighborhood commercial uses. Because of the nature of this surrounding development and zoning, it is appropriate to redesignate this site for GC uses.

**Comments:** BACKGROUND: There is currently a small building located on the site serves as a drop-off facility for KARM (Knoxville Area Rescue Ministries). After a complaint was received by the Knoxville Inspections and Permitting Department, it was determined that the current use is not permitted under the current C-1 zoning. The Knoxville Building Official determined that C-3 zoning would be needed in order to bring the use into conformance with zoning. There are currently some temporary collection receptacles located to the rear of the building. It is staff's understanding that these receptacles are not permitted. The applicant will need to work with the Inspections and Permitting Department to address these possible zoning violations, but if C-3 zoning is approved, the general use of the site will be in compliance with zoning.

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 along S. Northshore Dr, in this area., but it has about 34' of pavement width and is classified as a major arterial street. The street is sufficient to handle the additional traffic that would be generated by general commercial development of the site. Utilities are available to serve the site. The current use is not proposed to change as a result of this rezoning, but it could change in the future.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes neighborhood commercial uses for the site, consistent with the current C-1 zoning. However, most of the surrounding commercial development and zoning is more intense than what would be permitted under the neighborhood commercial plan designation. It is unlikely that property owners in the area would seek to have their properties rezoned to the less intense C-1 zone. So, staff is recognizing the predominant development and zoning pattern in the area, and is therefore supporting this proposed plan amendment.

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

The vast majority of properties within this Rocky Hill commercial node have more intense zoning than neighborhood commercial would permit. Clearly, past policies and decisions do not reflect the current proposal of the sector plan.

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

Approval of GC for this site allows consideration of C-3 zoning. GC uses and C-3 zoning are very prominent in the area. This recommended plan amendment recognizes that trend.

**Action:** Approved **Meeting Date:** 3/9/2017

**Details of Action:**

**Summary of Action:** GC (General Commercial)

**Date of Approval:** 3/9/2017 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 4/11/2017

**Date of Legislative Action, Second Reading:** 4/25/2017

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**