

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-E-16-SP Related File Number: 3-E-16-RZ
Application Filed: 1/25/2016 Date of Revision:
Applicant: DR. KERRI BENTLEY

PROPERTY INFORMATION

General Location: South side Choto Rd., east side S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 162 M C 019 Jurisdiction: County
Size of Tract: 0.9 acres
Accessibility: Access is via Choto Rd., a minor collector street with 21' of pavement width within 60' of right-of-way, or S. Northshore Dr., a minor arterial street with 20' of pavement width within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Doctor's office Density:
Sector Plan: Southwest County Sector Plan Designation: LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: With the exception of the neighborhood commercial uses and zoning to the north, zoned CN, this area is developed with agricultural and rural to low density residential uses under A and PR zoning.

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

Street: 1615 Choto Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OA (Office Park)
Previous Requests: 5-H-10-RZ/5-E-10-SP
Extension of Zone: No
History of Zoning: Proposals for commercial use have been either denied or withdrawn for the site in 2001, 2004 and 2010.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

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-E-16-SP, amending the Southwest County Sector Plan to O (Office) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Office uses at this site are appropriate on this one acre property located at the traffic circle intersection of Choto Rd. and S. Northshore Dr. Office uses would be compatible with the surrounding land use and zoning pattern. Adjacent to the traffic circle on the corner, the site is not desirable for the currently proposed LDR uses. Office use of site creates a transition between the CN zoned area to the north and the surrounding residential uses.

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:

The intersection of Choto Rd. and S. Northshore Dr. has recently been improved to a traffic circle, which impacted the potential use of this site. The close proximity to this traffic circle makes the site considerably less desirable for residential uses, but more desirable for an office use. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for low density residential uses, consistent with its current Agricultural zoning. Office use for this site is appropriate considering its proximity to a traffic circle and neighborhood commercial uses to the north.

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

The property to the north was approved for a plan amendment to NC and rezoning to CN in 2009, establishing this intersection as a small non-residential node. Office use of this site creates a transitional area between the commercial and surrounding residential uses.

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

The development of the neighborhood commercial use to the north and the improvement of the intersection to a traffic circle are factors warranting reconsideration of the current LDR designation. Residential use of this site is no longer a desirable use at this location.

Action: Approved

Meeting Date: 3/10/2016

Details of Action:

Summary of Action: Adopt Resolution #3-E-16-SP, amending the Southwest County Sector Plan to O (Office) and recommend the Knox County Commission also approve 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

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/23/2016

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied

If "Other":

Amendments:

Effective Date of Ordinance: