

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

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

File Number: 4-A-17-SP **Related File Number:**
Application Filed: 2/2/2017 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: Southwest side Schaeffer Rd., southwest of Harrison Springs Ln.
Other Parcel Info.:
Tax ID Number: 104 106 **Jurisdiction:** County
Size of Tract: 1.73 acres
Accessibility: Access is via Schaeffer Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Unknown **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** ROW
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This immediate area along the east side of Schaeffer Rd. is developed with agricultural and low density residential uses under A and PR zoning. To the north and south at the intersections with Hardin Valley Rd. and Lovell Rd. are commercial, office and higher density residential development.

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

Street: 1905 Schaeffer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: The property to the east across Schaeffer Rd. is designated for MDR/O uses.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: ROW (Right-of-way)

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 #4-A-17-SP, amending the Northwest County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property is a privately owned, so it is not appropriate to be designated as ROW. Low density residential use is not desirable because of the close proximity to Pellissippi Parkway. Staff is recommending approval of an office designation, as it was previously designated prior to the update of the Northwest County 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 Schaeffer Rd. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The recently adopted Northwest County Sector plan designated this parcel as ROW because it was owned by Knox County and adjacent to the Schaeffer Road right of way. It has since been purchased by a private individual at a tax sale and is zoned A/TO (Agriculture/Technology Overlay) currently. It was previously designated Office in the 2008 update to the Tennessee Technology Comprehensive Development Plan.

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

There has been no change in public/government policy that specifically effects this plan amendment proposal.

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

There have been no obvious trends in development, population or traffic in this area that specifically effects this plan amendment proposal.

Action: Approved

Meeting Date: 4/13/2017

Details of Action:

Summary of Action: Adopt Resolution #4-A-17-SP, amending the Northwest County Sector Plan to O (Office) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 4/13/2017

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: 5/22/2017

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: