

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: 4-B-17-SP **Related File Number:** 4-C-17-RZ
Application Filed: 2/21/2017 **Date of Revision:**
Applicant: BRD REALTY, LLC

PROPERTY INFORMATION

General Location: South side Dutchtown Rd., east side Dunbarton Ln.
Other Parcel Info.:
Tax ID Number: 119 01708 & 01709 **Jurisdiction:** County
Size of Tract: 6.7 acres
Accessibility: Access is via Dutchtown Rd., a minor arterial street with 20' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office / warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR & O
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of residential, office and commercial uses under PR, RP-1, PC, C-3, CA and C-6 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) and A (Agricultural)
Former Zoning:
Requested Zoning: PC (Planned Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) and O (Office)
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.):

DENY GC (General Commercial) sector plan designation.

Staff Recomm. (Full):

The current office designation is appropriate for this site, as it creates a transitional buffer between residential uses to the west and commercial uses to the east. Office zoning gives the applicant reasonable use of the property, while maintaining consistency with 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 road or utility improvements have occurred recently in this area. An update of the Northwest County Sector Plan was just adopted by County Commission in 2016.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

No obvious or significant errors or omissions in the recently adopted Northwest County Sector Plan are identifiable. This property is appropriately designated for transitional office uses only.

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

There has been no change in public/government policy that warrants the requested amendment to the sector plan.

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

No trends in development, population or traffic have been identified that would warrant reconsideration of the recently adopted Northwest County Sector Plan proposal for this site.

Action:

Approved

Meeting Date: 4/13/2017

Details of Action:

Summary of Action:

Adopt Resolution #4-B-17-SP, amending the Northwest County Sector Plan to GC (General Commercial) 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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

