

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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-C-14-PA **Related File Number:** 4-G-14-RZ
Application Filed: 2/18/2014 **Date of Revision:**
Applicant: SIGNAL MOUNTAIN GROUP, LLC

PROPERTY INFORMATION

General Location: Southeast end Fennel Rd., southeast of Elyria Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 02701 **OTHER: PORTION ZONED RP-1 ONLY** **Jurisdiction:** City
Size of Tract: 3.4 acres
Accessibility: Access is via Fennell Road, a local street, with approximately 18 ft. of pavement width within 45 ft. of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office/warehouses **Density:**
Sector Plan: North City **Sector Plan Designation:** MDR & HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject property, which is located in the southwest corner of the Inskip community, is situated in an area with a mix of commercial and office uses, single-family detached and attached residential uses, and light industrial development. Area zoning includes R-1, R-2, RP-1, O-1, C-3, C-6, and I-3.

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

Street: 4500 Fennel Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) at up to 16 du/ac
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: Property was rezoned from C-6 to RP-1 in 2010 (1-C-10-RZ)
Extension of Zone: Yes, from the northeast and southwest
History of Zoning: Property was rezoned from C-6 to RP-1 @ 16 du/ac (1-C-10-RZ) and from GC to MDR (1-A-10-PA) in 2010.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

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: Buz Johnson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): The subject property was previously designated GC (General Commercial), which allowed consideration of C-6 (General Commercial Park) zoning. Part of the property east of the extension of Fennel Road was approved under the C-6 review process and developed. Changing the One Year Plan to allow reconsideration of C-6 zoning for the portion of the site zoned RP-1 is appropriate.

Comments: Approval of the One Year Plan and rezoning requests and the companion sector plan request for GC (General Commercial) (file #4-C-14-SP) will allow the continued development of the subject property, consistent with a plan that was prepared under the previous C-6 zoning. Although the C-6 zone allows several uses, including those allowed under C-3 zoning, office/warehousing is being contemplated for the property at this time.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT TO THE LAND USE PLAN (may meet any one of these):

A. AN ERROR IN THE PLAN - The subject property is sandwiched between two GC sector plan designations, one of which covers the northeast end of Parcel 069IA02701. Prior to the current MDR designation, the property was zoned C-6, but classified as LDR. Although this request may not correct an error or omission in the plan, it would recognize the property's previous C-6 zoning, part of which has been developed with a commercial use. (Please note that rezoning the property to RP-1 negated any approvals under the previous C-6 zoning.)

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR THE AREA - No known improvements have been made recently to any of the streets surrounding this site, or the utilities serving the area. It should be noted that some improvement to Fennel Road may be required through review of a new C-6 plan as required by the zoning ordinance. The traffic count estimate included in this report is based on the previous plan developed for this property. Although the plan could be modified, the applicant's intent is to follow that plan.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No specific change in public policy has occurred to warrant this plan amendment. The surrounding area has been one where office, commercial and light industrial uses to the northeast and southwest have concentrated over the years.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for this plan amendment. However, the request does represent a minor extension of the general commercial designation from the northeast and the southwest. The One Year Plan previously showed the site designated for GC development.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Date of Approval: 4/10/2014

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: 5/13/2014

Date of Legislative Action, Second Reading: 5/27/2014

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: