

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH CITY 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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w w w • k n o x m p c • o r g

**File Number:** 4-C-14-SP                      **Related File Number:**  
**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 DESIGNATED MDR ONL**    **Jurisdiction:** City  
**Size of Tract:** 3.4 acres  
**Accessibility:** Access is via Fennel 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)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** 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:** Sector plan amendment to MDR/HP from LDR/HP was approved in 2010 (1-B-10-SP). Property was zoned C-6 at the time.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential) & HP (Hillside/Ridge Top Protection Areas)

Requested Plan Category: GC (General Commercial) & HP (Hillside/Ridge Top Protection Areas)

**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.): ADOPT RESOLUTION #4-C-14-SP, amending the North City Sector Plan to GC (General Commercial)/HP (Hillside/Ridgetop Protection Area), and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The subject property was previously zoned C-6 until being rezoned in 2010 to RP-1 @ 16 dus/ac (file #1-C-10-RZ). Part of the property east of the extension of Fennel Road was approved under the C-6 review process and developed. At the time of rezoning, the sector plan classified the property as LDR (Low Density Residential), but this was changed to the correct plan designation, MDR (Medium Density Residential). Changing the sector plan to allow reconsideration of C-6 zoning is appropriate for this location.

Comments: Approval of the sector plan request for GC (General Commercial) and the companion One Year Plan and rezoning requests (file #4-C-14-PA and file #4-G-14-RZ) 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.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any of these.):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

The development of the northeast end of the same parcel with a use allowed under C-6 and the property's location relative to other commercial office, and light industrial uses makes this request appropriate. A plan was developed under the previous C-6 zoning showing office/warehouse uses on the remaining portion of the parcel.

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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

There has been no change in government policy as described by the General Plan. The surrounding area has been one where office, commercial and light industrial uses to the southwest and northeast have concentrated over the years.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-C-14-SP, amending the North City Sector Plan to GC (General Commercial)/HP (Hillside/Ridgetop Protection Area), and recommend that City Council also adopt the

amendment.

**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:**