

# 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

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

**File Number:** 4-D-12-SP                      **Related File Number:** 4-H-12-RZ  
**Application Filed:** 2/27/2012                      **Date of Revision:**  
**Applicant:** CHOTO PARTNERS

## PROPERTY INFORMATION

**General Location:** Northwest side Plum Creek Dr., southeast of Parkside Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 J A 017 & 018    **OTHER:** PORTION ZONED RA                      **Jurisdiction:** County  
**Size of Tract:** 2.5 acres  
**Accessibility:** Access to the site is from either Glade Dr., a local street with 28' of pavement width within 50' of right-of-way, or Plum Creek Dr., a local street with 24' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted in the OB zone                      **Density:**  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Low Density Residential and Stream Protection Ar  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The area to the north and west of the site is developed with office and commercial uses under C-3, C-4 and C-6 zoning. To the south and east are residential uses, zoned RA.

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

**Street:** 10609 Plum Creek Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) & STPA (Stream Protection Area)  
**Requested Plan Category:** O (Office) & STPA (Stream Protection Area)

## **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 O (Office) sector plan designation.

**Staff Recomm. (Full):** The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for office uses. The site is located across the street from residential uses and does not have direct access to Parkside Dr. The only access is to local neighborhood streets. The creek along the northwest property line is an appropriate dividing line between residential and non-residential uses.

**Comments:** ALTERNATE RECOMMENDATION: If MPC were inclined to support office use of this site, staff would recommend OA (Office Park) zoning, rather than the requested OB zoning. OA does not allow some of the less compatible uses, such as apartments, a hotel or a bank. It only permits the development of various types of professional offices. Staff would also recommend the inclusion of the following two conditions if either OA or OB zoning is approved. 1. Vehicular access to the site is limited to Glade Dr. and must line up with Deerbrook Dr. to the southwest. 2. A landscape screen, subject to approval by MPC staff, must be installed along the east (adjacent to parcel 16.01) and southeast property lines (along Plum Creek Dr.) The accompanying sector plan amendment would have to be approved in order to consider either OA or OB zoning.

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 road improvements have been made recently in the area. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for LDR development at this location.

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

No changes have occurred that warrant this sector plan change.

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

There have not been significant changes that have taken place to justify amendment of the sector plan. The majority of this site, parcel 18, is designated for recreational use on the recorded plat for the Boxwood Hills Subdivision. Residential property owners have purchased lots based on the expectation that parcel 18 would be reserved for recreational uses, not offices.

**Action:** Denied

**Meeting Date:** 5/10/2012

**Details of Action:**

**Summary of Action:** DENY O (Office) sector plan designation.

**Date of Approval:**

**Date of Denial:** 5/10/2012

**Postponements:** 4/12/12

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**