CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-D-13-PA Related File Number: 4-E-13-RZ

Application Filed: 2/15/2013 Date of Revision:

Applicant: KNOX COUNTY



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, east side Francis Rd.

Other Parcel Info.:

Tax ID Number: 106 K B 02602(NC) & 02603(O) **Jurisdiction:** City

Size of Tract: 2.73 acres

Access is via Middlebrook Pike, a 4-lane, major arterial street with center median within 105-115' of

right-of-way, or Francis Rd., a median-divided, minor arterial street with turning lanes within 100-115' of

right-of-way in the section adjacent to the subject property.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land

Surrounding Land Use:

Proposed Use: Neighborhood commercial, residential and/or office for house. Density:

Existing house is to be preserved.

Sector Plan: Northwest County Sector Plan Designation: Public Institutional

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The area around this intersection is developed with a mix of uses, including a school, church,

businesses and residences, under various zoning districts.

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

Street: 7215 Middlebrook Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) and R-1A (Low Density Residential)

Former Zoning:

Requested Zoning: C-1 (Neighborhood Commercial) and O-1 (Office, Medical & Related Services)

Previous Requests: None noted

Extension of Zone: Yes, extension of NC from the west. Not an extension of O designation.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: P (Public Institution)

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Requested Plan Category: NC (Neighborhood Commercial) and 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.): RECOMMEND that City Council APPROVE O (Office) One Year Plan designation on entire site.

(Applicant requested NC on parcel 26.02)

Staff Recomm. (Full): The site is appropriate for office uses, as recommended. The applicant requested neighborhood

commercial for the corner parcel (26.02), but limited access presents issues with the location of a commercial business at this location. Office or residential uses, as permitted by O-1 zoning, generate less traffic and are therefore more appropriate at this location. The site's location at the intersection of

two arterial streets make it appropriate for consideration of limited non-residential uses.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan currently designates the site for P (Public Institution) uses, consistent with the adjacent school's plan designation. However, this site is not part of the school property and is eligible to be developed privately, so it should be changed to a non-public

land use designation.

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 AN AREA - No known improvements have been made in the vicinity of this site. The existing infrastructure supports the recommended office development. However, the limited access from the two fronting streets caused by the center medians, makes the site less appropriate for the neighborhood commercial uses requested for the corner parcel (26.02). Also, the location of curbcuts, especially along Francis Rd. could be problematic, considering the site's proximity to the traffic signal controlled adjacent intersection. Ideally, one curbcut into the site should be established along Middlebrook Pike at the far east side of the subject property. Turning movements into the site will be severely limited under the current conditions. Therefore, staff recommends less intense office uses, which will allow reasonable use of the site, while limiting the number of new vehicle trips generated.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No change in public policy impacts this proposal.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC)
BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - Other than the
fact that the subject property is not part of the adjacent school campus, so should not be designated as

a P (Public Institution) use, there is no new information that impacts this proposal.

Action: Approved Meeting Date: 4/11/2013

Details of Action:

Summary of Action: O (Office) for entire site

Date of Approval: 4/11/2013 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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Date of Legislative Action: 5/14/2013 Date of Legislative Action, Second Reading: 5/28/2013

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading: Approved as

Modified

If "Other":

Amendments:

Divided-Parcel 106KB02603 approved Office and 02602 approved NC Neighborhood Commercial 8-6-13

Date of Legislative Appeal:

If "Other":
Amendments:

Divided-Parcel 106KB02603 approved Office and 02602 approved

NC Neighborhood Commercial 8-20-13

Effective Date of Ordinance:

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