

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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File Number: 4-F-17-SP

Related File Number:

Application Filed: 2/27/2017

Date of Revision:

Applicant: RANDY ALLEN

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, southwest of Fieldcrest Ln.

Other Parcel Info.:

Tax ID Number: 58 L D 02801

Jurisdiction: City

Size of Tract: 11682 square feet

Accessibility: Access is via Tazewell Pike, a a major collector street with 26' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Accounting office

Density:

Sector Plan: North City

Sector Plan Designation: LDR

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

Neighborhood Context: To the west of the site are office and medium density residential uses, zoned O-1 and R-2. To the south is the Greenwood Cemetery, zoned R-1. To the north and east are low density residential uses, zoned R-1.

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

Street: 3503 Tazewell Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: 1-N-08-RZ/1-E-08-PA

Extension of Zone: No

History of Zoning: Same request approved by MPC but failed at City Council in 2008 (1-E-08-PA/1-N-08-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: 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.): DENY O (Office) sector plan designation.

Staff Recomm. (Full): The office zoning and use to the southwest is an appropriate stopping point for non-residential uses heading northeast on Tazewell Pike. It creates a good transition between office and medium density residential uses to the southwest and low density residential uses to the northwest. The subject parcel is also part of the Lavenia Metcalf residential subdivision along Fieldcrest Ln. to the northeast.

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 improvements have been made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan appropriately designates this site for low density residential uses, consistent with the current R-1 zoning. Approval of office use for this subject property could set a precedent to rezone parcels further north along Tazewell Pike to non-residential, as well as threaten the stability of the adjacent neighborhood on Fieldcrest Ln. There is sufficient office zoning in the area to meet the demand, so staff is of the opinion that this plan amendment is not necessary.

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

In 2008, a One Year Plan amendment for office on this site was turned down by City Council due to lack of a motion. That denial serves as guidance from City Council toward leaving this site designated for low density residential. At that time, sector plan amendments were not required in the City.

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

No new information has become available that would reveal the need for a plan amendment at this particular location.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied

Meeting Date: 5/11/2017

Details of Action:

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

Date of Approval:

Date of Denial: 5/11/2017

Postponements: 4/13/2017

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/6/2017

Date of Legislative Action, Second Reading: 6/20/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: