

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-K-01-PA                      **Related File Number:** 4-R-01-RZ  
**Application Filed:** 3/12/2001              **Date of Revision:**  
**Applicant:** MICHAEL MCCLAMROCH  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** South side S. Northshore Dr., southwest of Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 154 96 OTHER: (PARCEL 154 097 WAS NOT ANNEXE    **Jurisdiction:** City  
**Size of Tract:** 8 acres  
**Accessibility:** Access is via S Northshore Dr., a major arterial street with 22' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Mixed use development    **Density:** NA  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** These large lots are part of the rural residential and subdivision development found within RA ,PR and A zones along this section of S Northshore Dr.

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

**Street:** 9712 S Northshore Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** TC-1 (Town Center)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** GC (General Commercial)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY or Withdraw the One Year Plan amendment request

Staff Recomm. (Full): Although the site is at an interstate interchange, a mixed use development of housing, office and/or commercial uses compatible with abutting residences would be difficult to achieve on this site. The staff needs to consider this amendment to the Southwest County Sector Plan with a conceptual layout of uses on the site to adequately evaluate impacts on the area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. GC and TC-1 zoning are not compatible with the scale and intensity of the adjacent residential land uses and zoning pattern.
2. Although TC-1 zoning and Town Center development are located north of the site across S. Northshore Dr., agricultural and residential zoning and single family housing are located east and west of the subject property along the south side of S. Northshore Dr.
3. The TC-1 zoning will allow this 8-acre property to be developed with more intense non-residential uses that would adversely impact the adjacent residential uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have a minimal impact on schools and the street system.
3. The proposal will allow consideration of commercial and office uses on this 8-acre site, and add commercial lighting and noise, extended hours of operation, additional vehicle trips and turning movements to and from this site by way of S. Northshore Dr. These impacts on adjacent properties would be substantial.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes low density residential uses for the site, which is not consistent with this proposal.
2. The site is located within the Urban Growth Area (Inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Denied

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: DENY the One Year Plan amendment request

Date of MPC Approval: Date of Denial: 7/13/2006

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

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:**