

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-B-11-SP **Related File Number:** 2-B-11-RZ
Application Filed: 3/24/2011 **Date of Revision:** 4/25/2011
Applicant: TENNESSEE CHILDREN'S HOME

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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Harold Duncan Way, west of Copper Ridge Rd.
Other Parcel Info.:
Tax ID Number: 77 11001 **Jurisdiction:** County
Size of Tract: 17.92 acres
Accessibility: Access is via Harold Duncan Way, a private joint permanent easement with 10-13' of pavement width, leading from Copper Ridge Rd., a local street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Children's home
Surrounding Land Use:
Proposed Use: Expansion of existing facilities **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with agricultural and rural residential uses under A and PR zoning. There is one low density residential development to the northeast along Copper Ridge Rd., zoned PR.

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

Street: 8560 Harold Duncan Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OC (Civic and Institutional)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & SLPA (Slope Protection Area)
Requested Plan Category: CI (Civic/Institutional) & SLPA (Slope 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 CI (Civic/Institutional) sector plan designation.

Staff Recomm. (Full):

The site does not meet any of the criteria of the Knoxville-Knox County General Plan 2032 for changes of conditions warranting amendment of the land use plan. The request is a spot sector plan amendment.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The plan appropriately calls for LDR development at this location, consistent with the surrounding zoning. Approval of civic and institutional uses for this site would be a spot sector plan amendment.

CHANGES IN GOVERNMENT POLICY:

No changes have occurred that warrant this sector plan change.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred that warrant this sector plan change.

Action:

Approved

Meeting Date: 5/12/2011

Details of Action:

Summary of Action:

APPROVED Resolution # 5-B-11-SP amending the Northwest County Sector Plan to CI (Civic/Institutional) & SLPA (Slope Protection Area) and RECOMMEND the Knox County Commission adopt the amendment.

Date of Approval:

5/12/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 6/27/2011

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: