

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTH 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

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File Number: 6-B-17-SP **Related File Number:** 6-C-17-RZ
Application Filed: 4/6/2017 **Date of Revision:**
Applicant: CHC PROPERTIES

PROPERTY INFORMATION

General Location: Southeast side Powell Dr., northeast of Brickyard Rd.
Other Parcel Info.:
Tax ID Number: 56 13902 **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility: Access is via Powell Dr., a major arterial street with 4 lanes and a center turn lane within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Funeral home **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located along the new section of Powell Dr., and remains relatively undeveloped, and zoned Agricultural.

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

Street: 2000 Powell Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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.):

ADOPT RESOLUTION #6-B-17-SP, amending the North County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Office use of this site is appropriate along this relatively undeveloped stretch of major arterial street. Commercial uses should be discouraged to prevent strip commercial development along this new four lane street. However, slightly more intense office uses are appropriate to be developed in this area to allow reasonable non-residential use of the property.

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:

The recent construction of this new Powell Drive section has opened up this relatively vacant area for development. Office use of the site is appropriate as an alternative to the currently proposed low density residential uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes low density residential uses for the site, consistent with the current A zoning. There is no error in the plan, but this property is in the Planned Growth Area on the Growth Policy Plan map and has direct access to a major arterial street, making it appropriate for the proposed office development.

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

There are no changes in government policy that impact this proposal. If approved for office uses, it may establish a pattern that would discourage future requests for commercial uses along Powell Dr., which are not desirable for this area.

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

If approved, this proposal could start a trend for development along this section of Powell Dr. , which was recently constructed. The land along this new section has yet to be substantially developed.

Action:

Approved

Meeting Date: 6/8/2017

Details of Action:

Summary of Action:

Adopt Resolution #6-B-17-SP, amending the North County Sector Plan to O (Office) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval:

6/8/2017

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:

7/24/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: