CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT

File Number: 6-C-17-SP Related File Number: 6-F-17-RZ

Application Filed: 4/24/2017 Date of Revision:

Applicant: DOMINION DEVELOPMENT GROUP



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: Southeast side Deane Hill Dr., south of Gerald R. Ford St.

Other Parcel Info.:

Tax ID Number: 121 A B 004, 006 & 007 **Jurisdiction:** City

Size of Tract: 2.86 acres

Accessibility: Access is via Deane Hill Dr., a major collector street with 24' of pavement width within 50' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached multi-dwelling residential Density:

Sector Plan: West City Sector Plan Designation: Office

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

Neighborhood Context: This area is developed with a mix of light industrial, office and commercial uses under I-2, O-1, C-3, C-

4 and C-6 zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC designation from the north

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: GC (General Commercial)

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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-C-17-SP, amending the West City Sector Plan map to GC (General

Commercial) sector plan designation, and recommend the Knoxville City Council also approve the

sector plan amendment, to make it operative.

Staff Recomm. (Full): The Knoxville One Year Plan proposes general commercial uses for these properties. This sector plan

amendment will bring the sector plan into consistency with the One Year Plan. Several properties in

the area that are currently designated for office uses are actually zoned and developed with

commercial uses. Commercial use of this site will be compatible with the surrounding development

and zoning pattern.

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 along Deane Hill Dr. in this area., but it has about 24' of pavement width and is classified as a major collector street. The street is sufficient to handle the additional traffic that would be generated by general commercial development of the site. Utilities are available to

serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan designates this site for office uses. However, the One Year Plan proposes general commercial. Additionally, several properties under the sector plan's office designation are currently zoned for commercial uses. The requested sector plan amendment will bring the plan designation into conformance with the One Year Plan designation and zoning in the area.

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

IN CERTAIN AREAS:

Several office-designated properties along this section of Deane Hill Dr. are currently zoned for commercial uses. Clearly, past policies and decisions do not reflect the current proposal of the sector

plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

Approval of GC for this site allows consideration of C-3 zoning. GC uses and C-3 zoning are

prominent in the area. This recommended plan amendment recognizes that trend.

Action: Approved Meeting Date: 6/8/2017

Details of Action:

Summary of Action: GC (General Commercial)

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: Knoxville City Council

Date of Legislative Action: 7/6/2017 Date of Legislative Action, Second Reading: 8/1/2017

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Ordinance Number:	Other Ordinance Number Reference

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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