

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-F-03-SP **Related File Number:** 6-U-03-RZ
Application Filed: 5/23/2003 **Date of Revision:**
Applicant: CHIP STANLEY, ATTORNEY
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: South of S. Northshore Dr. southeast of Wilshire Rd.
Other Parcel Info.:
Tax ID Number: 134 A E 12 **Jurisdiction:** County
Size of Tract: 0.77 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the low density residential development that has occurred along this section of S. Northshore Dr., within R-1 and RB zoning.

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

Street: 6912 S Northshore Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
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:

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 O (Office) sector plan designation

Staff Recomm. (Full): Office designation would be out of character with the surrounding residential zoning and development pattern. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The office designation and OB zoning would allow the intrusion of office development into a stable residential neighborhood. The nearest non-residential zoning in the area on S. Northshore Dr. is situated approximately 4,000 feet (0.75 miles) to the west around the intersection of S. Northshore Dr. and Morrell Rd.
- 2. Office uses located on this site would adversely impact the established residences on surrounding parcels.
- 3. OB zoning would allow an office building, parking lot, signs and access drives to be placed in the middle of a residential area. This kind of development would not be allowed on other properties surrounding this site.

THE EFFECTS OF THE PROPOSAL

- 1. The proposal will have a negative impact on nearby residential properties in the neighborhood.
- 2. Public water and sewer utilities are available to serve the site.
- 3. The proposal will have no impact on schools.
- 4. S. Northshore has sufficient capacity to handle office development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed changes are inconsistent with the Southeast County Sector Plan proposal for this property, which designates this site for low density residential development.
- 2. Staff anticipates that this request could lead to future non-residential rezoning requests on other residential properties in this area along S. Northshore Dr.

MPC Action: Denied

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: DENY O (Office)

Date of MPC Approval:

Date of Denial: 6/12/2003

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 7/7/2003

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 8/25/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

