

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST 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-H-06-SP

Related File Number: 6-S-06-RZ

Application Filed: 5/8/2006

Date of Revision:

Applicant: OLIVER A. SMITH

PROPERTY INFORMATION

General Location: Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr.

Other Parcel Info.:

Tax ID Number: 144 O A 003

Jurisdiction: County

Size of Tract: 3.84 acres

Accessibility: Access is via Lake Heritage Way, a private street with 26' of pavement width. This private drive leads to Heritage Lakes Apartments from Westland Dr., a minor arterial street with 35' of pavement width within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Professional and business offices

Density:

Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with a mix of uses, including apartments, single family dwellings, a church, a children's hospital, offices, a daycare facility and a convenience store, under CA, PC, PR and RA zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) and CA (General Business)

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site. Property to north was rezoned CA in 1997.

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-H-06-SP, amending the Southwest 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): Either medium density residential or office uses, as permitted by the requested OB zoning, would be appropriate on this site, which is located between commercial establishments and an existing apartment complex and church. The site meets the locational criteria for the O designation in the sector plan, as well as other criteria for amending the sector plan. The office plan designation must be approved in order to consider OB zoning for the site.

Comments: These requests were originally filed for MPC consideration at the June 8, 2006 meeting, but were postponed until the September 13, 2007 meeting, at the request of the applicant. Then, at the September 13, 2007 meeting, the applicant requested that the items be tabled. Because of the desire to act on and dispose of some of the older tabled items on MPC's agenda, staff informed the applicant before the July 14, 2011 meeting that it would be recommending untabling of these items for action at the August 11, 2011 meeting. The items were untabled on July 14, 2011. In order to meet notification requirements for the plan amendment, the items could not be considered by MPC until this September 8, 2011 meeting. Conditions have not changed since 2007, and staff maintains its original recommendations to approve both requests. As of the date of this report, staff has not heard from the applicant as to his intentions with this proposal. The applicant will have the option to withdraw the requests prior to the meeting.

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known road improvements have occurred recently on Westland Dr. in this area. However, the road is sufficient to accommodate any additional traffic that could be generated by the rezoning of this site.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for low density residential uses for the site, which may not be appropriate or desirable for this site. This site is more appropriate for the proposed office or medium density residential development.

CHANGES IN GOVERNMENT POLICY:

This location is in close proximity to the interchange of I-140 and Westland Dr. and is in an area appropriate for large scale office or medium density residential development. Office uses are good transitional uses between commercial and residential uses, such as at this location.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

There is a large apartment complex to the southeast of this site, zoned PR, and commercial uses to the northwest, zoned CA. The proposed use is appropriate adjacent to either of these uses.

Action: Approved

Meeting Date: 9/8/2011

Details of Action:

Summary of Action: ADOPT RESOLUTION #6-H-06-SP, amending the Southwest County Sector Plan to O (Office) and recommend the Knox County Commission adopt the amendment.

Date of Approval: 9/8/2011

Date of Denial:

Postponements: 6/8/06-9/13/07, 8/11/11

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/24/2011

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: