

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH CITY 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:** 7-A-13-SP                      **Related File Number:**  
**Application Filed:** 5/10/2013              **Date of Revision:**  
**Applicant:** RICHARD W. RACKLEY

## PROPERTY INFORMATION

**General Location:** Northwest side Tazewell Pike, northeast of Jacksboro Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 58 L D 045                      **Jurisdiction:** City  
**Size of Tract:** 6.46 acres  
**Accessibility:** Access is via Tazewell Pike, a minor arterial street with 24' of pavement width within 70' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Fountainhead College  
**Surrounding Land Use:**  
**Proposed Use:** Office space                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Civic Institutional  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of office, medium and low density residential uses under R-2, O-1 and O-3 zoning. To the southwest, at the intersection of Tazewell Pike and Jacksboro Pike, are commercial uses, zoned C-1 and C-3.

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

**Street:** 3203 Tazewell Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of O designation from the southeast  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** CI (Civic/Institutional)

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 # 7-A-13-SP, amending the North City Sector Plan to O (Office) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

**Staff Recomm. (Full):** Office uses at this site would be similar in intensity to the previous sector plan designation of CI (Civic Institutional) and compatible with surrounding land uses and zoning. The proposal is an extension of the office designation from the south and east.

**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 made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site. However, Tazewell Pike is classified as a minor arterial street that is sufficient to accommodate office use of the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for civic institutional uses, consistent to its previous use as a technical college. The site is adjacent to other properties designated for office uses.

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

Previous applications have been approved to allow development of office uses in this general area.

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

Offices and apartments are the most common land uses in the immediate vicinity of the site, so office use of this site would be compatible with the surrounding development pattern.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**Action:** Approved

**Meeting Date:** 7/11/2013

**Details of Action:**

**Summary of Action:** O (Office)

**Date of Approval:** 7/11/2013

**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:** 8/6/2013

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 8/20/2013

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**

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