

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTHWEST 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

File Number: 7-A-15-SP

Related File Number:

Application Filed: 5/21/2015

Date of Revision:

Applicant: LYNN E. KECK

### PROPERTY INFORMATION

General Location: Southeast side Tillery Dr., southwest side Bounds Rd.

Other Parcel Info.:

Tax ID Number: 69 P A 007

Jurisdiction: City

Size of Tract: 0.32 acres

Accessibility: Access is via Tillery Dr., a major collector street with 20' of pavement width within 40' of right-of-way, or Bounds Rd., a local street with 20' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Residential

Density:

Sector Plan: Northwest City      Sector Plan Designation: C

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

Neighborhood Context: This area is developed with a mix of low and medium density residential, office and commercial development, under R-2, O-1 and C-3 zoning.

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

Street: 300 Tillery Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: None noted

Extension of Zone: Yes, extension of MDR from the northwest and southeast.

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial)

Requested Plan Category: MDR (Medium Density Residential)

## **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-15-SP, amending the Northwest City Sector Plan to MDR (Medium Density Residential) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Medium density residential uses will be compatible with the scale and intensity of surrounding development and zoning. The proposed plan amendment is an extension of MDR uses from the northwest and southeast.

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The subject property is currently designated for general commercial uses, consistent with the current C-3 zoning. However, the site is surrounded by a mix of development and zoning, including R-2. This property may be appropriate for multiple uses.

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

This area is developed and zoned for a mix of uses. Public policy and previous zoning decisions have led to this zoning pattern in the area.

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

The mix of uses and zoning present in this area has been long established. This proposal will continue that trend.

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: 7/9/2015

Details of Action:

Summary of Action:

ADOPT RESOLUTION # 7-A-15-SP, amending the Northwest City Sector Plan to MDR (Medium Density Residential) and recommend that City Council also adopt the sector plan amendment.

Date of Approval:

7/9/2015

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:** 8/4/2015

**Date of Legislative Action, Second Reading:** 8/18/2015

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**