CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 7-A-16-SP Related File Number:

Application Filed: 4/20/2016 Date of Revision:

Applicant: JEDI PHILLIPS



PROPERTY INFORMATION

General Location: West side N. Gallaher View Rd., south side Manor View Dr.

Other Parcel Info.:

Tax ID Number: 119 D D 00601 Jurisdiction: City

Size of Tract: 0.86 acres

Accessibility: Access is via N. Gallaher View Rd., a minor arterial street with 4 lanes and a center turn lane on 60' of

pavement width within 90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Coffee shop with drive thru in a park-like setting Density:

Sector Plan: Northwest County Sector Plan Designation: STPA

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

Neighborhood Context: This section of N. Gallaher View Rd. (north of Walker Springs Rd.), is developed primarily with low to

medium density residential uses under R-2, RP-1, R-1A and RB zoning. Commercial development is located to the south of Walker Springs Rd. and to the north at the Middlebrook Pike intersection.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and STPA (Stream Protection Area)

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Requested Plan Category: C (Commercial) and STPA (Stream Protection Area)

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-16-SP, amending the Northwest County Sector Plan to NC (Neighborhood

Commercial) and STPA (Stream Protection) and recommend that City Council also approve the sector

plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Neighborhood commercial uses are appropriate for the site, considering its size, shape and location.

The requested GC designation allows more intense uses that may be problematic at this location. Less intense neighborhood commercial uses are more appropriate at this location and establish a

transition/stopping point for commercial uses moving north toward Middlebrook Pike.

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 recently made to N. Gallaher View Rd., but the road capacity is adequate to serve commercial uses. Establishing safe vehicular access to the site could be problematic because of the close proximity to the intersection of Walker Springs Rd. and the entrance driveway to the adjacent apartments. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan proposes LDR and STPA for the site, consistent with the current A-1 and F-1 zoning on the site. The site fronts on a four-lane minor arterial street, is adjacent to a Public Greenway, and is situated at the entrance to a large apartment complex. It is reasonable to expect that the property would not be desirable for residential use, but the site is too narrow and is poorly situated for general commercial uses. The recommended neighborhood commercial uses are more appropriate for this site.

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

With the established commercial zoning pattern to the south, neighborhood commercial uses and zoning are appropriate for the subject property as a transitional area between general commercial and residential uses.

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

The commercial zoning pattern to the south and residential zoning to the north has long been established in this area, making this site appropriate for transitional neighborhood commercial uses.

Action: Approved Meeting Date: 7/14/2016

Details of Action: ADOPT RESOLUTION #7-A-16-SP, amending the Northwest County Sector Plan to C (Commercial)

and STPA (Stream Protection) and recommend that City Council also approve the sector plan

amendment, to make it operative. (See resolution, Exhibit A.)

Summary of Action: C (Commercial) and STPA (Stream Protection Area)

Date of Approval: 7/14/2016 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: 8/16/2016 Date of Legislative Action, Second Reading: 8/30/2016

Ordinance Number: Other Ordinance Number References:

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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