

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 7-A-19-SP **Related File Number:**
Application Filed: 4/22/2019 **Date of Revision:**
Applicant: PACKERS SOUTH USA, LLC

PROPERTY INFORMATION

General Location: South of Papermill Drive, East of Hollywood Road
Other Parcel Info.:
Tax ID Number: 107 C F 010 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Papermill Drive, a major collector with a pavement width of 39' feet within a right-of-way width of 70' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: residential
Surrounding Land Use:
Proposed Use: doggie day care **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: City
Neighborhood Context: The area is primarily a mix of office and commercial uses along corridor between the I-40 and Papermill Drive.

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

Street: 4330 Papermill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of MU-SD NWC-3 to the adjacent east side of the property.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: MU-SD (Mixed Use Special District) NWC-3

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #7-A-19-SP, amending the Northwest City Sector Plan to MU-SD (Mixed Use Special District) NWC-3 designation and recommend that Planning Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full):

The property is located adjacent to the existing MU-SD NWC-3 district, which allows consideration of a mix of uses, including GC, LI and O within the Papermill Drive corridor. This request is a minor extension of the existing MU-SD district.

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no major changes in the general area.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities have been introduced into this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. An error occurred in the Northwest City Sector Plan when this parcel was not designated as being part of the MU-SD (Mixed Use Special District) NWC-3, which would have allowed a greater range of redevelopment options for the existing single family residential use that is surrounded by primarily commercial and office uses.

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

1. There are no new trends in the general area.

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 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: 7/11/2019

Details of Action:

Summary of Action:

ADOPT RESOLUTION #7-A-19-SP, amending the Northwest City Sector Plan to MU-SD (Mixed Use Special District) NWC-3 designation and recommend that Planning Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Date of Approval:

7/11/2019

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: 8/13/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/26/2019

Other Ordinance Number References: O-116-2019

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: