

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST 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:** 7-C-12-SP

**Related File Number:**

**Application Filed:** 5/24/2012

**Date of Revision:**

**Applicant:** HARB-WHITE PROPERTIES

## PROPERTY INFORMATION

**General Location:** Southwest side Bridgewater Rd., north side I-40

**Other Parcel Info.:**

**Tax ID Number:** 119 L A 01601

**Jurisdiction:** City

**Size of Tract:** 6.75 acres

**Accessibility:** Access is via Bridgewater Rd., a major collector street with 4 lanes and a center median within 80-90' of right-of-way, or Comstock Rd., a local street with 26' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant church

**Surrounding Land Use:**

**Proposed Use:** Any use permitted in O-1 zoning

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** Medium Density Residential

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

**Neighborhood Context:** This section of Bridgewater Rd., situated between I-40/75 and Ten Mile Creek, has a church and a few houses, zoned R-1, RA and R-2. The C-6 zoned land to the west is yet to be developed.

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

**Street:** 205 Bridgewater Rd

**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:** No

**History of Zoning:** None noted for this site. Adjacent site to west was rezoned C-6 with conditions in 2007 (7-H-07-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium 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 # 7-C-12-SP, amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) and recommend that City Council also approve the sector plan amendment to make it operative. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The MDR/O plan designation is appropriate for this site that is adjacent to Interstate 40/75 right-of-way and a C-6 zoned site. The requested O-1 zoning allows both medium density residential and office uses.

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 recently to this section of Bridgewater Rd.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes medium density residential uses for this area, consistent with the current R-2 zoning. Staff has recommended amending the plan to MDR/O, which adds office as an appropriate zoning to be considered. The office designation is similar in intensity to the current MDR designation and is also appropriate at this location.

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

In 2007, MPC and City Council approved conditional C-6 zoning for the site to the west, setting a precedent for future non-residential uses in this area just north of the Bridgewater interchange with I-40/75 access roads.

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

This site has been zoned R-2 for many years, and was the location of a church. With the approved C-6 zoning of the site to the west, a precedent was set to consider non-residential zoning for the subject property.

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: 7/12/2012

Details of Action:

Summary of Action: MDR/O (Medium Density Residential/Office) and recommend the City Council also approve the sector plan amendment to make it operative

Date of Approval: 7/12/2012

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:** 8/7/2012

**Date of Legislative Action, Second Reading:** 8/21/2012

**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:**