

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST 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-C-14-SP
Application Filed: 5/27/2014
Applicant: CARL H. LANSDEN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Asheville Hwy., west side Nokomis Rd.
Other Parcel Info.:
Tax ID Number: 71 J F 028 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is via Asheville Hwy., a major arterial street with 4 lanes and a center median within 110' of right-of-way, or Nokomis Rd., a local street with 15' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Any use permitted in the C-3 zone **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is part of the Chilhowee Hills neighborhood, developed with low density residential uses and zoned R-1. There are some commercial uses to the southeast and east, near the Asheville Hwy. / I-40 interchange, zoned C-1 and C-3.

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

Street: 5315 Asheville Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: 4-A-05-RZ/4-A-05-PA
Extension of Zone: No
History of Zoning: In 2005, there were requests for an office plan designation and O-1 zoning (4-A-05-PA/4-A-05-RZ), but the requests were withdrawn prior to MPC and City Council consideration.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

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-14-SP, amending the East City Sector Plan to O (Office) and recommend that Knoxville City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested C-Commercial.)

Staff Recomm. (Full): Office uses will be compatible with the scale and intensity of surrounding development and zoning. The site fronts on Asheville Hwy., a major arterial street, and is in the vicinity of several commercially zoned sites west of the Asheville Hwy./I-40 interchange, including C-1 zoning directly south. The site is adjacent to other low density residential uses, which could be negatively impacted by commercial uses. Office uses are more appropriate to be placed in close proximity to residential 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 recently made to any of the access streets to the site, but they are adequate to serve the recommended office uses. 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 uses for the site, consistent with the current R-1 zoning and residential dwelling on the property.

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

With the established commercial zoning pattern to the south and east, office uses and zoning are appropriate for the subject property as a transitional area between commercial and residential uses. Fronting on a four lane major arterial highway, the subject property may not be attractive for low density residential uses.

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

No new information has become available to reveal the need for a plan amendment. However, the C-3 zoning pattern to the east and C-1 zoning to the south has long been established in this area, making this site appropriate for transitional office uses.

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: 8/14/2014

Details of Action:

Summary of Action: O (Office)

Date of Approval: 8/14/2014

Date of Denial:

Postponements: 7/10/14

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/16/2014

Date of Legislative Action, Second Reading: 9/30/2014

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: