

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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-18-PA **Related File Number:**
Application Filed: 6/4/2018 **Date of Revision:**
Applicant: T&T REAL ESTATE INVESTMENTS

PROPERTY INFORMATION

General Location: East side Morrell Rd., east of Queensbury Dr.
Other Parcel Info.:
Tax ID Number: 133 E B 024 **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility: Access is via Morrell Rd., a minor arterial street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Office use **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located north of the Rocky Hill commercial area, zoned SC-1 and C-6. The subject property is located to the north of office uses along Morrell Rd., zoned O-1.

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

Street: 1308 Morrell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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.):

DENY O (Office) One Year Plan designation for the site.

Staff Recomm. (Full):

Approval of the request at this location would represent an unnecessary intrusion of office uses to the north into an established residential area, zoned R-1. Staff recognizes that office uses and O-1 zoning are located directly south of the site, but those properties are not proposed for office uses on the One Year Plan, so approval of an office designation for this site would represent a spot plan amendment, skipping over residentially designated properties to place office at this location.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The One Year Plan appropriately designates this site for LDR (Low Density Residential) uses, consistent with the current R-1 zoning. This site is surrounded on three sides by residential uses and zoning. The current plan proposes that non-residential uses be cutoff north of the property at the northeast corner of Morrell Rd. and S. Northshore Dr. The plan does not recognize the existing O-1 zoning on the two properties south of the subject property, so it is not warranted to approve a spot plan amendment for this site.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public policy that warrants the requested amendment to the One Year Plan.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available that would reveal the need for a plan amendment at this particular location.

Action:

Denied

Meeting Date: 7/12/2018

Details of Action:

Summary of Action:

DENY O (Office) One Year Plan designation for the site.

Date of Approval:

Date of Denial: 7/12/2018

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: