

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 7-C-19-PA **Related File Number:** 7-M-19-RZ
Application Filed: 5/29/2019 **Date of Revision:** 8/28/2019
Applicant: TM3 PROPERTIES, LLC

PROPERTY INFORMATION

General Location: South side of S. Northshore Drive, north side of Osprey Point Lane
Other Parcel Info.:
Tax ID Number: 154 L A 012 AND 10101 **Jurisdiction:** City
Size of Tract: 1.76 acres
Accessibility: Access is via S. Northshore Drive, a major arterial street with 4 lanes and a center median within 300' of right-of-way, or Osprey Pointe Lane, a local street with 22' of pavement width within 150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Mix of retail, medical, and personal services **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located south of Northshore Town Center in the southwest quadrant of the I-140 / S. Northshore Drive interchange. The area is developed with a mix of residential, office and commercial uses under various city and county zone districts.

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

Street: 0 Osprey Point Lane
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: C-1 (Neighborhood Commercial)
Previous Requests: 8-Z-00-RZ, 1-U-04-RZ, 7-J-12-RZ, 10-D-17-RZ
Extension of Zone: No
History of Zoning: 7-J-12-RZ (A-1 to O-1), 10-D-17-RZ (O-1 to C-6 denied)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: NC (Neighborhood 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Deny NC (Neighborhood Commercial) One Year Plan designation for the site.

Staff Recomm. (Full): No conditions have changed that warrant amendment of the One Year Plan map for this site. An application for commercial rezoning was made in 2017 for O (Office) to GC (General Commercial), which was also recommended for denial. The current O-1 zoning is consistent with the sector plan and gives the applicant reasonable use of the property, which is currently undeveloped. The plan was amended in 2012 to allow office uses and this should be maintained. Office use of this site creates an appropriate transition area between commercial uses to the north and residential uses to the south.

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 - The One Year Plan designates this site for office uses, consistent with the current O-1 zoning. Office uses are appropriate at this location as a transition between commercial uses and I-140 to the north and east and residential uses to the south. The Southwest County Sector Plan was updated in 2016, and a prior one year plan amendment application for GC was made in October 2017, which was denied.

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 - Improvements to S. Northshore Drive were recently made to accommodate the Northshore Town Center development to the north. However, these improvements do not change the future land use proposal for this site. The zoning and development pattern for this area is established and appropriate as is. Commercial uses in this area need to be limited to the Town Center and other commercially zoned areas east of I-140. There is currently no commercial zoning on the south side of S. Northshore Drive, west of I-140. No changes to the area have occurred since the denial of the October 2017 One Year Plan Amendment.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There have been no changes in public policy that warrant the requested amendment to the One Year Plan. The update of the Southwest County Sector Plan in 2016 continued to maintain that office uses are most appropriate for this site. A denial of a One Year Plan amendment application to GC, reaffirms that no new changes in public policy have occurred.

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. This site was reviewed and approved for office uses in 2012 and the update of the Southwest County Sector Plan maintained that designation for this site based on the information that was available during those reviews. A 2017 application for a one year plan amendment, sector plan amendment and rezoning for commercial uses was reviewed and also recommended for denial.

Action: Approved Meeting Date: 10/10/2019

Details of Action: Planning Commission recommends approval of NC (Neighborhood Commercial) One Year Plan designation for this site.

Summary of Action: Planning Commission recommended approval of NC (Neighborhood Commercial) One Year Plan

designation for the site with a vote of 9-2.

Date of Approval: 10/10/2019

Date of Denial:

Postponements: 7/11/2019, 8/8/2019

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/19/2019

Date of Legislative Action, Second Reading: 12/3/2019

Ordinance Number:

Other Ordinance Number References: O-174-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": postponed until 11/19/2019

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: