

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-D-12-PA **Related File Number:** 7-F-12-RZ
Application Filed: 5/24/2012 **Date of Revision:**
Applicant: HARB-WHITE PROPERTIES

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

Suite 403 • City County Building
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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 by 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.): RECOMMEND that City Council APPROVE MDR/O (Medium Density Residential/Office) One Year Plan designation. (Applicant requested O.)

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: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have been made recently to this section of Bridgewater Rd.
B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year 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.
C. CHANGES IN GOVERNMENT POLICY - 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.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - 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.

Action: Approved

Meeting Date: 7/12/2012

Details of Action:

Summary of Action: MDR/O (Medium Density Residential/Office)

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: