

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-D-13-PA **Related File Number:** 7-I-13-RZ
Application Filed: 5/28/2013 **Date of Revision:**
Applicant: METRO KNOXVILLE HMA, LLC

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, southwest side Old Weisgarber Rd.
Other Parcel Info.:
Tax ID Number: 106 K C 017 (PT S OF MDBK PK) OTHER: 106KC016, 10 **Jurisdiction:** City
Size of Tract: 109.54 acres
Accessibility: Access is via Middlebrook Pike, a 4-lane, major arterial street with center median within 125' of right-of-way, or via Old Weisgarber Rd., a local street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Hospital and medical related uses **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR, MDR/O, O, STPA, SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along Middlebrook Pike in an area developed with a mix of uses under various zones. The property is surrounded by residential uses to the south and west, zoned R-1E.

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

Street: 1225 Old Weisgarber Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) and F-1 (Floodway)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) and F-1 (Floodway)
Previous Requests: None noted
Extension of Zone: Yes, extension of O from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and F (Floodway)
Requested Plan Category: O (Office) and F (Floodway)

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) and F (Floodway) One Year Plan designations.

Staff Recomm. (Full): Staff is recommending no change to the current One Year Plan proposal for the area. This means staff is only recommending O-1 zoning north of the creek, consistent with the plan. The portion of the site north of the creek is designated for mixed uses including offices, so this area does not need a plan amendment. The creek represents an appropriate natural dividing line between residential and non-residential zoning, as the One Year Plan currently proposes. Also, the area south of the creek will serve as an adequate buffer to the residential subdivision 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 currently designates the northern portion of the site for Mixed Uses, including LDR, MDR or O, consistent with the rezoning request for O-1. The proposal for low density residential uses on the south side of the creek is appropriate and should not be amended.
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 recently made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The One Year Plan has not been recently changed in this area, and there has not been a change in public policy to warrant a change.
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 to reveal the need for a plan amendment. The One Year Plan and sector plan appropriately call for office uses north of the creek and low density residential uses south of the creek.

Action: Denied

Meeting Date: 7/11/2013

Details of Action:

Summary of Action: DENY O (Office) and F (Floodway) One Year Plan designations.

Date of Approval:

Date of Denial: 7/11/2013

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading: 8/20/2013

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:

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