

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-17-PA

Related File Number: 7-K-17-RZ

Application Filed: 5/30/2017

Date of Revision:

Applicant: BARRY BYRD

PROPERTY INFORMATION

General Location: East side S. Northshore Dr., south of Walden Dr.

Other Parcel Info.:

Tax ID Number: 121 G C 02501 OTHER: PORTION DESIGNATED LDR O **Jurisdiction:** City

Size of Tract: 4.01 acres

Accessibility: Access is via S. Northshore Dr., a major arterial street with 58' of pavement width within 110' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted in the O-1 zoning district

Density:

Sector Plan: West City

Sector Plan Designation: LDR & SLPA

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with businesses along S. Northshore Dr., zoned C-3, C-4 and C-6. Behind them are office and low to medium density residential uses, zoned O-1, O-3, R-1 and R-2.

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

Street: 600 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park) & F-1 (Floodway)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services) & 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)

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 O (Office) One Year Plan designation.

Staff Recomm. (Full):

Office uses at this location would create an appropriate development pattern with a transition between commercial uses along S. Northshore Dr. to residential uses to the east. The majority of the site is already designated office. Approval of this request would be a minor expansion of that designation to encompass the entire parcel.

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 current plan proposes O uses for most of the site, consistent with the current O-3 zoning on the entire site. The applicant is seeking a different office zone, O-1, which is consistent with the recommended One Year Plan amendment.
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 S. Northshore Dr., but it is adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established commercial zoning pattern to the west and the surrounding office and medium density residential uses, office uses and zoning are appropriate for the subject property in this transitional area.
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 current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for transitional office uses.

Action:

Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

7/13/2017

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:

8/15/2017

Date of Legislative Action, Second Reading: 8/29/2017

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: