

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR 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-18-SP **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) sector plan designation.

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: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The West City Sector 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 R-1 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy that warrants the requested amendment to the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No trends in development, population or traffic have been identified that would warrant reconsideration of the current sector plan proposal for this site.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied

Meeting Date: 7/12/2018

Details of Action:

Summary of Action: DENY O (Office) sector plan designation.

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: