

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 7-D-22-SP Related File Number: 7-A-22-PA
Application Filed: 5/27/2022 Date of Revision:
Applicant: DOWELL SPRINGS COMPANY

PROPERTY INFORMATION

General Location: Northeast end of Dowell Springs Blvd., north of intersection with Old Weisgarber
Other Parcel Info.:
Tax ID Number: 106 D A 00914 Jurisdiction: City
Size of Tract: 22.18 acres
Accessibility: Access is via Dowell Springs Boulevard, a local street pavement width of 25-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: O/HP
Growth Policy Plan: N/A
Neighborhood Context: This area is a transitional area consisting primarily of office uses between industrial uses along East Weisgarber Rd and single family residential adjacent to Dick Lonas Road.

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

Street: 0 Dowell Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood), OP & HP
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: 12-D-97-RZ: A-1 to O-3 / RP-1; 7-D-00-RZ: A-1, O-3 & RP-1 to PC-1, O-1, O-3 & RP-1

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) & HP (Hillside Protection)
Requested Plan Category: MDR/O (Medium Density Residential/Office) & HP (Hillside Protection)

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.):

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.

Staff Recomm. (Full):

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This remains a transitional area between existing industrial uses and low density residential area, MDR/O is an appropriate transitional land use classification and will support additional opportunities for residential development and office development at this location that has remained undeveloped as an Office land use classification.

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

1. This area has utility service and transit already serving the existing area of the Dowell Springs Business Park.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While there is not an error in the plan, this area should be shown as MDR/O because allows for a transitional land use classification that also permits consideration of zone districts that permit a range of housing types. It is well positioned between an employment center, Dowell Springs Business Park, an industrial area, and a low density residential area.

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

1. This area, while shown as Office on the sector plan, has remained undeveloped as office currently. The demand for additional residential opportunities and need for a transitional land use designation with the adjacent residential area makes MDR/O an appropriate land use designation.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.

Date of Approval:

7/14/2022

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:

8/23/2022

Date of Legislative Action, Second Reading: 9/6/2022

Ordinance Number:

Other Ordinance Number References: O-121-2022

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: