

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-E-13-PA **Related File Number:** 7-J-13-RZ
Application Filed: 5/28/2013 **Date of Revision:**
Applicant: HARB-WHITE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest side Bridgewater Rd., north side of I-40/75
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: Various uses
Surrounding Land Use:
Proposed Use: Various uses (see attached letter dated Mar 28, 2013). **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O
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 currently being 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: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: Property was rezoned O-1 in 2012 (7-F-12-RZ/7-D-12-PA/7-C-12-SP)
Extension of Zone: Yes, extension of GC from the west
History of Zoning: Sector and One Year Plan amendments to MDR/O and rezoning to O-1 were approved in 2012 (7-F-12-RZ/7-D-12-PA/7-C-12-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office)

Requested Plan Category: GC (General Commercial)

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 GC (General Commercial) One Year Plan designation.
Staff Recomm. (Full): General commercial uses for this site represent an extension of the developing commercial uses from the west. The site is located near an I-40 interchange and fronts directly on Bridgewater Rd., which is classified as a major collector street.
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 site for medium density residential and office uses, consistent with the current O-1 zoning. The site to the west is currently designated GC and zoned C-6 and is further off of Bridgewater Rd. than the subject property. This site is more appropriate for commercial uses because of its frontage on Bridgewater Rd., near the I-40 interchange.
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 - With the approval of C-6 zoning on the site to the west by MPC and City Council, the precedent was set to allow commercial use of this site. The proposal is a logical extension of that plan designation to the east.
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.
Action: Approved Meeting Date: 7/11/2013
Details of Action:
Summary of Action: GC (General Commercial)
Date of Approval: 7/11/2013 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: 8/20/2013 Date of Legislative Action, Second Reading: 9/3/2013
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Approved Disposition of Case, Second Reading: Approved
If "Other": If "Other":
Amendments: Amendments:
Postponed 8/6/13
Date of Legislative Appeal: Effective Date of Ordinance:

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.