

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHWEST 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-E-13-SP **Related File Number:**
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 PART OF 017 **OTHER:** SOUTH OF CREEK, MAP **Jurisdiction:** City
Size of Tract: 45 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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of O from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area)
Requested Plan Category: O (Office), SLPA (Slope Protection Area) & STPA (Stream Protection Area)

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 the sector plan amendment to O (Office) and SLPA (Slope Protection Area).

Staff Recomm. (Full): Staff is recommending no change to the current sector 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 medium density residential and office uses, 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 plan currently proposes. Also, the area south of the creek will serve as an adequate buffer to the residential subdivision to the south.

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 recently made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northwest City Sector Plan currently designates the northern portion of the site for medium density residential and office uses, 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.

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

The Northwest City Sector Plan has not been recently changed in this area, and there has not been a change in government policy to warrant a change. The type of development proposed for this site by the plan is appropriate.

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

No trends have emerged to warrant the need for a plan amendment. The zoning and development in this immediate area have been fairly stable for many years. 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.

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 now 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: 7/11/2013

Details of Action:

Summary of Action: DENY the sector plan amendment to O (Office) and SLPA (Slope Protection Area).

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: Knoxville City Council

Date of Legislative Action: 8/6/2013

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: