# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-F-12-PA Related File Number: 7-J-12-RZ

Application Filed: 5/29/2012 Date of Revision: 7/9/2012

Applicant: C.E. BROWN PROPERTIES / ARTHUR SEYMOUR



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: South side S. Northshore Dr., northeast side Osprey Point Ln., southwest side Pellissippi Pkwy.

Other Parcel Info.:

Tax ID Number: 154 L A 012 OTHER: 154-10101 Jurisdiction: City

Size of Tract: 1.7 acres

Access ibility: Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within over

300 feet of right-of-way, or via Osprey Point Ln., a local street with 22' of pavement width within 150' of

right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Bank branch, pharmacy or similar use Density:

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

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

Neighborhood Context: This site is located across the street from the large Northshore Town Center site, zoned PC-1 and TC-

1, which has been approved for large scale commercial development. The site is just west of the I-140 interchange with S. Northshore Dr. To the east, west and south of the site is residential development,

under various zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) and O-3 (Office Park)

Former Zoning:

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

Previous Requests: A plan amendment and rezoning to O (K) and O-3 was approved by MPC in 2004 (1-U-04-RZ/1-J-04-P

**Extension of Zone:** Yes, the land to the northwest, across S. Northshore Dr., is designated GC.

**History of Zoning:** One Year Plan was amended to office for this site in 2004 (1-J-04-PA).

### PLAN INFORMATION (where applicable)

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Current Plan Category: O (Office) (K)

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 GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): The office designation for this site was approved in 2004, and included a condition that limits the site to

O-3 zoning only. The site is currently still vacant. With the addition of this parcel, the site size is

approximately doubled, creating a more usable development site for office uses.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - There are currently improvements underway on S. Northshore Dr. and its interchange with I-140 in this area. These improvements are necessary to accommodate the additional traffic that will be generated with the town center development to the north. B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes 'office' uses for

the site, consistent with the current O-3 zoning on parcel 12. Office uses are appropriate at this leasting, if developed under O-3 zoning

location, if developed under O-3 zoning.

C. CHANGES IN GOVERNMENT POLICY - Numerous plan amendments and rezonings have been approved for development of the Northshore Town Center to the north of the subject property. These approvals have created a sufficient amount of land available for commercial development on the north side of S. Northshore Dr., making it unnecessary to create more commercial property at this time. D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - This currently vacant site is surrounded by commercial development to the north, resdeintial uses to the south, interstate right-of-way to the east and an OB zoned indoor storage facility to the west. With all the non-residential in the area, the site is likely not desirable for residential uses, as the sector plan proposes. The current office proposal, limited to O-3 zoning, will allow appropriate transitional uses between the non-residential

uses on three sides and the residential uses to the south.

Action: Approved Meeting Date: 7/12/2012

**Details of Action:** APPROVE O (Office) One Year Plan designation with no condition.

Summary of Action: O (Office) (with no condition)

Date of Approval: 7/12/2012 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: 8/7/2012 Date of Legislative Action, Second Reading: 8/21/2012

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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