

# 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

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**File Number:** 7-F-13-PA                      **Related File Number:** 7-L-13-RZ  
**Application Filed:** 5/29/2013                      **Date of Revision:**  
**Applicant:** FLOURNOY DEVELOPMENT COMPANY

## PROPERTY INFORMATION

**General Location:** North side S. Northshore Dr., west side Thunderhead Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 093&09404                      **Jurisdiction:** City  
**Size of Tract:** 10.1 acres  
**Accessibility:** Access is via Thunderhead Rd., a local, boulevard street within 85' of right-of-way, or S. Northshore Dr., a major arterial street with 20' of pavement width within 100' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments                      **Density:** 25 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is near the southwest corner of the Northshore Town Center Development, zoned TC-1 and PC-1. It is located south of the new Northshore Elementary School site and north of an established office/commercial building, in the TC-1 zone.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** TC-1 (Town Center) and OS-2 (Park and Open Space)  
**Former Zoning:**  
**Requested Zoning:** RP-2 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** TC-1 zoning was established on this site in 2005 (8-F-05-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Use) (TC-1 or TND-1)

Requested Plan Category: HDR (High Density Residential)

***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 HDR (High Density Residential) One Year Plan designation.

Staff Recomm. (Full): Allowing high density residential uses at this location within the town center development will bring more residents to the area to support the surrounding town center development. Previous town center plans had shown apartments to the north of this site where the new elementary school is now being developed. This site had been designated for townhouses. Both of these uses would have required residential densities at least in the medium density range. Location of apartments on this site may be more appropriate as it is closer to Northshore Dr. and more on the edge of the overall town center development.

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 mixed uses, limited to TC-1 or TND-1 zoning, consistent with the current TC-1 zoning. However, neither the current TC-1 zoning nor TND-1 can accommodate the residential density that is proposed. It was not anticipated that the plan designation would need to be changed because of the mix of uses permitted in TC-1 zoning, but as the development has progressed, the need for plan amendments has arisen.  
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 - The Northshore Town Center development has been planned since the early 2000's. Roads and utilities were planned to support intense development. With the previous apartment site now being developed with a school, it is more feasible to locate apartments at this site.  
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - Initially, it was thought that TC-1 zoning could accommodate the mix of uses that would be desired. But, with the plan amendment that was approved for commercial uses in the eastern portion of the site, the precedent was set for some changes as needed.  
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - With the new school being developed on the site to the north that was proposed for apartments, a reconsideration of the original plan proposal is warranted.

Action: Approved Meeting Date: 7/11/2013

Details of Action:

Summary of Action: HDR (High Density Residential)

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: 10/1/2013 Date of Legislative Action, Second Reading: 10/15/2013

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

**If "Other":** Posponted 8-6-13, 9-3-13

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**

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