

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY 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-F-13-SP Related File Number:
Application Filed: 5/28/2013 Date of Revision:
Applicant: HARB-WHITE PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southwest side Bridgewater Rd., north side 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 May 28, 2013) Density:
Sector Plan: Northwest City 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:
Previous Requests:
Extension of Zone: No
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: C (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.): ADOPT RESOLUTION # 7-F-13-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend that City Council also approve the sector plan amendment to make it operative. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): 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: 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 County Sector 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 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.

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

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.

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

The general trend County-wide is to locate commercial uses at or near interstate interchanges. Also, the site to the west being zoned C-6 set a precedent to allow commercial zoning on this site also.

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: Approved

Meeting Date: 7/11/2013

Details of Action:

Summary of Action: C (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:

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