

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT SOUTHWEST 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-G-13-SP **Related File Number:**
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)
Former Zoning:
Requested Zoning:
Previous Requests:
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 Uses)

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.): ADOPT RESOLUTION # 7-G-13-SP, amending the Southwest County Sector Plan to HDR (High Density Residential) and recommend that City Council also approve the sector plan amendment to make it operative. (See attached resolution, Exhibit A.)

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: 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:

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 apartments site now being developed with a school, it is more feasible to locate apartments at this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Southwest County Sector Plan currently designates the site for mixed uses, consistent with the current TC-1 zoning. However, the current TC-1 zoning can not accommodate the residential density that is proposed. It was not anticipated that the sector 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.

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

Initially, it was thought that TC-1 zoning could accommodate the mix of uses that would be desired. But, with the sector plan amendment that was approved for commercial uses in the eastern portion of the site, the precedent was set for some changes as needed.

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

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.

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: 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": Postponed 8-6-13, 9-3-13, **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**

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