

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST 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-G-17-SP

Related File Number:

Application Filed: 5/30/2017

Date of Revision:

Applicant: BARRY BYRD

PROPERTY INFORMATION

General Location: East side S. Northshore Dr., south of Walden Dr.

Other Parcel Info.:

Tax ID Number: 121 G C 02501

Jurisdiction: City

Size of Tract: 4.01 acres

Accessibility: Access is via S. Northshore Dr., a major arterial street with 58' of pavement width within 110' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted in the O-1 zone

Density:

Sector Plan: West City

Sector Plan Designation: LDR, STPA, SLPA

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

Neighborhood Context: This area is developed with businesses along S. Northshore Dr., zoned C-3, C-4 and C-6. Behind them are office and low to medium density residential uses, zoned O-1, O-3, R-1 and R-2.

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

Street: 600 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park) & F-1 (Floodway)

Former Zoning:

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

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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

Requested Plan Category: O (Office), SLPA (Slope Protection) & STPA (Stream Protection)

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-17-SP, amending the West City Sector Plan to O (Office), STPA (Stream Protection) and SLPA (Slope Protection) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full):

Office uses at this location would create an appropriate development pattern with a transition between commercial uses along S. Northshore Dr. to residential uses to the east.

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 S. Northshore Dr., but it is adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan does not recognize the current O-3 zoning of the property. Approval of this plan amendment will bring the plan into consistency with zoning.

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

With the established commercial zoning pattern to the west and the surrounding office and medium density residential uses, office uses and zoning are appropriate for the subject property in this transitional area.

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

No new information has become available to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for transitional office uses.

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: 7/13/2017

Details of Action:

Summary of Action:

O (Office), STPA (Stream Protection) and SLPA (Slope Protection)

Date of Approval:

7/13/2017

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: 8/15/2017

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/29/2017

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: