

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-H-13-SP
Application Filed: 5/30/2013
Applicant: KNOXVILLE CITY COUNCIL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, east side Francis Rd.
Other Parcel Info.:
Tax ID Number: 106 K B 02602 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is via Middlebrook Pike, a 4-lane, major arterial street with center median within 105-115' of right-of-way, or Francis Rd., a median-divided, minor arterial street with turning lanes within 100-115' of right-of-way in the section adjacent to the subject property.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Neighborhood commercial **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area around this intersection is developed with a mix of uses, including a school, church, businesses and residences, under various zoning districts.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of commercial from the west.
History of Zoning: MPC approved an office plan designation for this site on 4/11/13 (4-D-13-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: PI (Public Institutional)

Requested Plan Category: NC (Neighborhood 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-H-13-SP, amending the Northwest County Sector Plan to O (Office) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.) (Applicant requested NC).

Staff Recomm. (Full): The site is appropriate for office uses, as recommended. The applicant requested neighborhood commercial, but limited access presents issues with the location of a commercial business at this location. Office or residential uses, as permitted by O-1 zoning, generate less traffic and are therefore more appropriate at this location. The site's location at the intersection of two arterial streets make it appropriate for consideration of non-residential uses.

Comments: MPC approved an O (Office) plan designation for this site at its April 11, 2013 meeting, consistent with staff's recommendation. The MPC file number was 4-D-13-SP and the applicant at that time was Knox County, who owns the property. When the application reached City Council on May 28, 2013, Council initiated its own sector plan amendment for the subject parcel, and it was referred back to MPC for reconsideration of the NC (Neighborhood Commercial) designation. Knoxville City Council is now the applicant, and they can now act on the sector plan amendment as they choose when it gets back on their agenda for consideration. MPC staff continues to maintain its original recommendation for the O (Office) plan designation.

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 made in the vicinity of this site. The existing infrastructure supports the recommended office development. However, the limited access from the two fronting streets caused by the center medians, makes the site less appropriate for the neighborhood commercial uses requested. Also, the location of curbcuts, especially along Francis Rd. could be problematic, considering the site's proximity to the traffic signal controlled adjacent intersection. Ideally, one curbcut into the site should be established along Middlebrook Pike at the far east side of the subject property. Turning movements into the site will be severely limited under the current conditions. Therefore, staff recommends less intense office uses, which will allow reasonable use of the site, while limiting the number of new vehicle trips generated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the site for PI (Public Institutional) uses, consistent with the adjacent school's plan designation. However, this site is not part of the school property and is eligible to be developed privately, so it should be changed to a non-public land use designation.

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

No change in public policy impacts this proposal.

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

The subject property is not part of the adjacent school campus, so it should not be designated as a PI (Public Institution) use. The property's location at the intersection of two arterial streets and its distance away from residential uses make it appropriate for limited non-residential development.

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: ADOPT RESOLUTION # 7-H-13-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Summary of Action: NC (Neighborhood 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: 8/6/2013

Date of Legislative Action, Second Reading: 8/20/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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