

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST 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-I-17-SP **Related File Number:**
Application Filed: 5/30/2017 **Date of Revision:**
Applicant: NORWOOD HOMEOWNERS ASSOCIATION

PROPERTY INFORMATION

General Location: North side Tillery Rd., south of Clinton Hwy., west of Wilson Rd.
Other Parcel Info.:
Tax ID Number: 80 D B 501,6,801,802,12 & 13 **Jurisdiction:** City
Size of Tract: 6.5 acres
Accessibility: Access is via Tillery Rd., a major collector street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial and residential
Surrounding Land Use:
Proposed Use: No proposed change **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** GC and LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located between commercial businesses to the north along Clinton Highway and residential development to the south along Tillery Road.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial) and R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and GC (General Commercial)
Requested Plan Category: GC (General Commercial) and LDR (Low 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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE GC (General Commercial) Sector Plan designation on the north side and LDR (Low Density Residential) Sector Plan designation on the south side.

Staff Recomm. (Full):

This tract is 6.5 acres and is located on the north side of Tillery Road, south of Clinton Highway and west of Wilson Road. The land use designation was changed as a result of the 2015 Northwest City Sector Plan update from LDR (Low Density Residential) to MDR (Medium Density Residential).

In developing the sector plan, staff followed parcel lines and tried not to split parcels. The change in the proposed land use pattern pertaining to this area resulted from following parcel lines and not splitting parcels. There is currently a natural tree lined buffer along the rear of (Parcels 080DB00501 and 080DB006) that abut LDR (Low Density Residential) along Harmony Lane. By amending the rear portion of the proposed land use to LDR (Low Density Residential) these properties will maintain their buffer.

The north side of Parcel 080DB012 is used commercially by Clayton Motors and Fenton Nissan. This parcel is currently designated as GC (General Commercial) towards Clinton Highway) and LDR (Low Density Residential) towards Tillery Road. Due to its size (10.1 acres), the adjacent existing land uses change from commercial along Clinton Highway to single-family residential along Tillery Road. As a result, the mapping of this parcel were in error and should have been split to include all existing commercial uses within the GC (General Commercial) designation and the vacant undeveloped portions of the parcel (towards Tillery Road) to LDR (Low Density Residential). This will maintain the buffer between the commercial uses and adjacent neighborhood.

The parcels to the east, closest to Wilson Road (080DB013 and 080DB01901) have commercial frontage on Clinton Highway and do not have any commercial use or access along Tillery Road. As a result, the mapping should have split these parcels, so LDR (Low Density Residential) would be along Tillery Road.

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 Chapman Highway or Tillery Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There was an error in the mapping of the plan. The Northwest City Sector Plan did not take into full account the size of the parcels in question and how the existing land use pattern changes as the parcels span from the commercial land use pattern along Clinton Highway to the low density commercial pattern along Tillery Road.

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

No change in public policy directly impacts this plan amendment.

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.

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 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: GC (General Commercial) Sector Plan designation on the north side and LDR (Low Density Residential) Sector Plan designation on the south side.

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

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:**