

# 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-J-17-SP

Related File Number:

Application Filed: 5/30/2017

Date of Revision:

Applicant: MPC

### PROPERTY INFORMATION

General Location: Northwest side Murray Dr., southwest of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 68 P A 018,01802,019&020

Jurisdiction: City

Size of Tract: 13.2 acres

Accessibility: Access is via Murray Dr., a local street with 19' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: No proposed change

Density:

Sector Plan: Northwest City Sector Plan Designation: MDR

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

Neighborhood Context: The property is located between commercial businesses to the north and west along Clinton Highway and single-family residential to the south and east.

### 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: No

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: 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 LDR (Low Density Residential) Sector Plan designation on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.

Staff Recomm. (Full):

This tract is 13.2 acres and is located on the northwest side of Murray Drive, southwest of Clinton Highway. The area was changed from LDR (Low Density Residential) to MDR (Medium Density Residential) during the update of the 2015 Northwest City Sector Plan.

Parcel 068PA018 has both a MDR (Medium Density Residential) and GC (General Commercial) land use designation. The GC (General Commercial) is recommended to remain and the MDR (Medium Density Residential) portion is recommended to be changed to LDR (Low Density Residential).

During the sector plan update, staff analyzed the Northwest City Sector planning boundary for potential MDR (Medium Density Residential) areas and this tract was identified due to its development pattern and proximity to the community commercial node intersection of Schaad Road, Callahan Road, and Clinton Highway.

However, road widening along Murray Drive and intersection improvements at Murray Drive and Clinton Highway would be needed to handle the housing density associated with MDR (Medium Density Residential). In addition, the topographic change in elevation from this tract to the community commercial node makes any future pedestrian connection difficult. There is no bus service that serves this area directly and the remoteness would make people reliant on automobile transportation. In addition, the sector plan recommends a park in this area, but it is not listed in the 15 Year Plan section because the limited park funding availability, this was not a high priority park recommendation.

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 or are scheduled to be made to this section of Clinton Highway and Murray Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There was an error in the plan. The Northwest City Sector Plan did not take into full account the limits of Murray Road and that there are no scheduled future improvements to be made to it. In addition, the plan did not take into full account the topographic differences from the nearby community commercial node. All these factors, illustrate how the designated land use should have remained LDR (Low Density Residential). The Northwest City Sector Plan designate this areas as MDR (Medium Density Residential) because of its proximity to the nearby community commercial node and because it is a large undeveloped tract.

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

**Action:** Denied **Meeting Date:** 8/10/2017

**Details of Action:** DENY the amendment to the Northwest City Sector Plan map to LDR.

**Summary of Action:** DENY the amendment to the Northwest City Sector Plan map to LDR.

**Date of Approval:** **Date of Denial:** 8/10/2017 **Postponements:** 7/13/2017

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**