

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: 9-B-16-SP

Related File Number: 9-D-16-RZ

Application Filed: 7/20/2016

Date of Revision:

Applicant: HOPE DAVIS

PROPERTY INFORMATION

General Location: East side Ebenezer Rd., north of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 155 H A 004

Jurisdiction: County

Size of Tract: 1 acres

Accessibility: Access is via Ebenezer Rd., a minor arterial street with 4 lanes and 48' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted by CA zoning

Density:

Sector Plan: Southwest County **Sector Plan Designation:** LDR and SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located just north of the intersection of Ebenezer Rd. and S. Northshore Dr. Commercial and office uses are developed on the two intersection corners on the north side of S. Northshore Dr., zoned CA. Residential uses and a church are developed to the north of these properties, primarily zoned RA.

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

Street: 1904 Ebenezer Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)

Former Zoning:

Requested Zoning: CA (General Business) and F (Floodway)

Previous Requests: 6-G-01-RZ - CA denied

Extension of Zone: Yes, extension of C plan designation from the southwest across Ebenezer Rd. and an extension of CA zoning from the southeast.

History of Zoning: In 2001, staff and MPC recommended approval of CA zoning for this property, but the request was denied by Knox County Commission (6-G-01-RZ).

PLAN INFORMATION (where applicable)

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

Requested Plan Category: C (Commercial), SLPA (Slope Protection Area) and STPA (Stream Protection Area)

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 # 9-B-16-SP, amending the Southwest County Sector Plan to O (Office), SLPA and STPA and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.) (Applicant requested GC, SLPA, STPA.)

Staff Recomm. (Full): Staff recognizes that the property may not be desirable for residential uses, but allowing commercial uses would place non-compatible commercial use directly adjacent to an established residential use to the north. Office uses would be more compatible with adjacent residential and are not as likely to generate as much traffic or have late business hours. Offices would be an appropriate transitional use between the adjacent low density residential uses to the north and the office use and CA zoning to the south. An office plan designation would allow consideration of OB zoning, which would allow professional and medical offices, or any number of other similar uses, giving the applicant reasonable use of the property.

Comments: The portions of the site designated as SLPA and STPA will not change. Only the portion of the site currently designated LDR will change as a result of this request.

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 Ebenezer Rd. or area utilities, but they are adequate to serve the proposed commercial or 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 proposes low density residential uses and floodway for the site. The recommended office plan designation will allow the applicant reasonable use of the site, while minimizing the potential negative impact on adjacent residential use and zoning. Staff recognizes that the site may not be desirable or even appropriate for low density residential uses, but commercial uses are also not appropriate. OB is a suitable compromise for future development of the site.

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

No changes in government policy apply in this case. Office uses are appropriate as a transition between residential uses to the north and commercial/office uses to the south. In 2001, Knox County Commission denied a request to rezone this property to CA (6-G-01-RZ).

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

No new information or trends exist to reveal the need for a plan amendment. With the recommended sector plan amendment to office, an area of transition would be established between adjacent commercial and residential uses.

Action: Approved **Meeting Date:** 9/8/2016

Details of Action:

Summary of Action: Adopt Resolution # 9-B-16-SP, amending the Southwest County Sector Plan to O (Office), SLPA

(Slope Protection Area) and STPA (Stream Protection Area) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 9/8/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/24/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: