

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: 9-C-07-SP **Related File Number:** 9-E-07-RZ
Application Filed: 7/27/2007 **Date of Revision:**
Applicant: ALEX SCHUBERT

PROPERTY INFORMATION

General Location: Northwest side S. Northshore Dr., northeast side Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 K A 003 OTHER: 132NA032 **Jurisdiction:** County
Size of Tract: 3.2 acres
Accessibility: Access is via Wallace Rd., a minor collector street with 22' of pavement within a 50' right-of-way, and S. Northshore Dr., a two lane, major arterial street with 24' of pavement

GENERAL LAND USE INFORMATION

Existing Land Use: Rental housing
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located on a major arterial street with residential uses, including an assisted living facility, surrounding the site, that have developed under RA, R-1, RP-1, PR and A zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: OA (Office Park)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was denied MDR and PR at up to 8 du/ac. In 2001.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (Office)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O (Office) designation

Staff Recomm. (Full):

Office use as permitted under the requested OA zone would be in character with surrounding residential development that includes the assisted living facility.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The parcels front on the north side of S. Northshore Rd with residential subdivision uses and a multi-family assisted living facility to the west. Office or more intensely developed residential uses are appropriate along this section of S. Northshore Dr. due to traffic volumes and noise on this arterial street.
- 2. The Office Use designation and OA zoning provide a compatible land use for this section of S. Northshore Dr.
- 3. Office uses under OA zoning are compatible with the scale and intensity of the surrounding development and zoning pattern. Medium density residential development is located across Wallace Rd. to the west of the subject property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The impact to the streets proposed to be minimized by limiting vehicular access to the Wallace Rd frontage only, which appears to be sufficient to support office development at this location.
- 3. Office uses at this location will cause no impact on schools.
- 4. The effect on adjacent residential properties will be minimized in part by the OA office setback and landscaped yard requirements for the adjacent residences and the fact that an assisted living facility is across Wallace Rd. from the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Approval of the West City Sector Plan amendment for Office uses for this site will make the plan consistent with the proposal.
- 2. Future requests for office uses may occur along S. Northshore Dr. in this area as traffic volumes and noise continue to increase.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE O (Office)

Date of MPC Approval:

9/13/2007

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:

10/22/2007

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: