



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-F-12-SP

AGENDA ITEM #: 24

AGENDA DATE: 7/12/2012

▶ **APPLICANT:** C.E. BROWN PROPERTIES / ARTHUR SEYMOUR

OWNER(S): C.E. Brown Properties

TAX ID NUMBER: 154 L A 012 154-10101

JURISDICTION: Council District 2

▶ **LOCATION:** South side S. Northshore Dr., northeast side Osprey Point Ln., southwest side Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 1.7 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within over 300 feet of right-of-way, or via Osprey Point Ln., a local street with 22' of pavement width within 150' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / A-1 (General Agricultural) & O-3 (Office Park)

▶ **PROPOSED PLAN DESIGNATION:** C (Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Bank branch, pharmacy or similar use

EXTENSION OF PLAN DESIGNATION: Not an extension of C designation, but land to northwest, across Northshore Dr., is designated for mixed uses, allowing commercial

HISTORY OF REQUESTS: Parcel 12 was rezoned to O-3 in 2004 (1-U-04-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION: North: S. Northshore Dr. - Developing commercial / MU / PC-1 (K) (Retail and Office Park)

South: Osprey Point Ln. - Residences / LDR / A (Agricultural) and PR (Planned Residential)

East: I-140 right-of-way / TR / OS-1 (Open Space)

West: Osprey Point Ln. - Indoor storage facility and vacant land / O / OB (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT This site is located across the street from the large Northshore Town Center site, zoned PC-1 and TC-1, which has been approved for large scale commercial development. The site is just west of the I-140 interchange with S. Northshore Dr. To the east, west and south of the site is residential development, under various zones.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 7-F-12-SP, amending the Southwest County Sector Plan to O (Office) and recommend that City Council also approve the sector plan amendment to make it operative. (See attached resolution, Exhibit A.) (Applicant requested C-Commercial)**

The designation of the site for office uses allows reasonable non-residential use of the site. Considering the proximity of the site to developing commercial uses and the interstate, the current LDR designation is no longer appropriate.

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:

There are currently improvements underway on S. Northshore Dr. and its interchange with I-140 in this area. These improvements are necessary to accommodate the additional traffic that will be generated with the town center development to the north.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector proposes 'low density residential' uses for the site, which is not consistent with the current O-3 zoning on parcel 12. Office uses are appropriate at this location, if developed under O-3 zoning. The site is no longer desirable for low density residential uses.

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

Numerous plan amendments and rezonings have been approved for development of the Northshore Town Center to the north of the subject property. These approvals have created a sufficient amount of land available for commercial development on the north side of S. Northshore Dr., making it unnecessary to create more commercial property at this time.

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

This currently vacant site is surrounded by commercial development to the north, residential uses to the south, interstate right-of-way to the east and an OB zoned indoor storage facility to the west. With all the non-residential in the area, the site is likely not desirable for residential uses, as the sector plan proposes. The current office proposal, limited to O-3 zoning, will allow appropriate transitional uses between the non-residential uses on three sides and the residential uses to the south.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/7/2012 and 8/21/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.