

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-E-17-PA **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:** LDR and GC
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) & 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) One Year Plan designation on the north side and LDR (Low Density Residential) One Year 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). The sector plan's proposed land use was replicated in the One Year Plan update of 2016.

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) toward Clinton Highway and LDR (Low Density Residential) toward 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 was 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 (toward 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:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these):

AN ERROR IN THE PLAN: There was an error in the mapping of the plan. The Northwest City One-Year 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.

SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - There was no significant change in development pattern and there was no change in public improvements to this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No change in public policy directly impacts this plan amendment.

NEW INFORMATION BECOMING AVAILABLE (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment.

Action:

Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: GC (General Commercial) One Year Plan designation on the north side and LDR (Low Density Residential) One Year 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: