



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

▶ **FILE #:** 1-E-09-PA

AGENDA ITEM #: 49

AGENDA DATE: 1/8/2009

▶ **APPLICANT:** TOM TATE

OWNER(S): SAME

TAX ID NUMBER: 154 101.01

JURISDICTION: Council District 2

▶ **LOCATION:** North side Osprey Point Ln., south of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Osprey Point Ln., a two-lane local street with 24' of pavement within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** OS (Open Space) / A-1 (General Agricultural)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office use

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted for this site, but adjoining property was designated for office and rezoned to O-3 in 2004. (1-J-04-PA/1-U-04-RZ)

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: I-140 ROW/ OS/OS-1 Open Space

South: Osprey Point Ln., residence, mini-storage building / A-1, A and OB Office

East: Vacant land / O(k)/O-3 Office

West: S. Northshore Dr. and Northshore Town Center / MU/A-1 and TND-1 Town Center

NEIGHBORHOOD CONTEXT This vacant site is located within the I-140/S. Northshore Dr. interchange area developing with commercial and office uses within TND-1, C-6, OB and O-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE Resolution # 1-E-09-PA amending the One Year Plan designation from OS (Open Space) to O (Office) (k) limited to O-3 (Office Park) zoning**

An Office designation was placed on the adjoining property in 2004 and on property to the southeast in 2006. This recommendation will continue that trend and is compatible with the surrounding development and zoning pattern.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1.Changing from OS to a O (Office) (k) One Year Plan designation provides the opportunity for O-3 rezoning consideration of this site for a compatible office use to the surrounding development pattern.
- 2.The OS One Year Plan designation was placed on the subject property to accommodate the adjacent I-140/ S. Northshore Dr. rights-of-way and should not have included private property.

THE EFFECTS OF THE PROPOSAL

- 1.Public water and sewer utilities are available to the site.
2. Osprey Point Ln. can accommodate the proposed traffic generated from the proposed use.

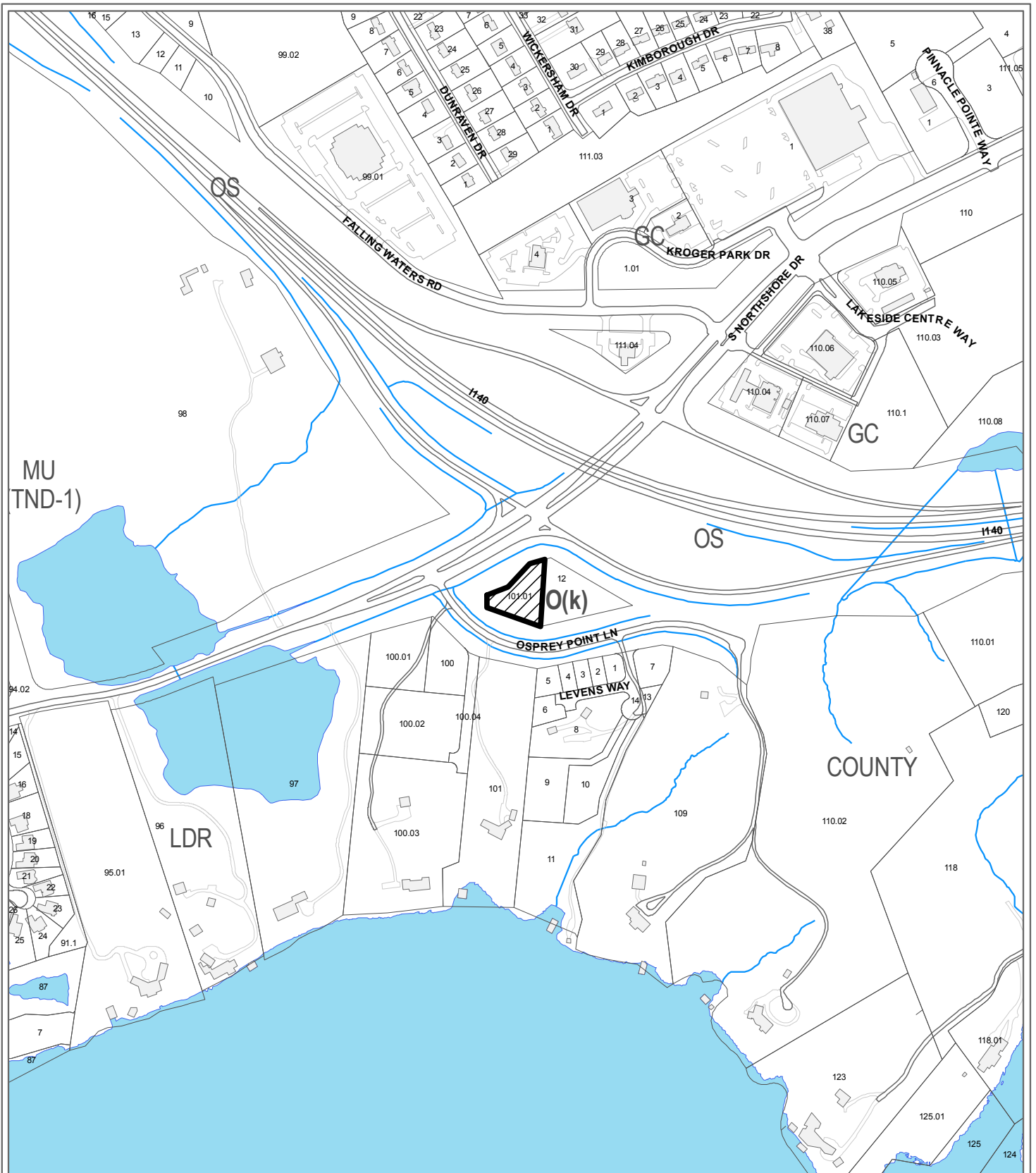
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The request is supported by recently approved Office designated changes to the sector plan in this area.
- 2.This site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/10/2009 and 2/24/2009. 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.



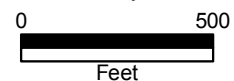
**1-E-09-PA
KNOXVILLE ONE YEAR PLAN AMENDMENT**

From: OS (Open Space)
To: O (Office)



Petitioner: Tom Tate

Map No: 154
Jurisdiction: City



Original Print Date: 12/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902