



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

▶ **FILE #:** 4-A-17-SP

AGENDA ITEM #: 47

AGENDA DATE: 4/13/2017

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Christopher Sibley

TAX ID NUMBER: 104 106

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 1905 Schaeffer Rd

▶ **LOCATION:** Southwest side Schaeffer Rd., southwest of Harrison Springs Ln.

▶ **APPX. SIZE OF TRACT:** 1.73 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Schaeffer Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** ROW (Right-of-way) / A (Agricultural) / TO (Technology Overlay)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Unknown

EXTENSION OF PLAN DESIGNATION: The property to the east across Schaeffer Rd. is designated for MDR/O uses.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant land - ROW

South: Vacant land - ROW

East: Vacant land and residential subdivision - MDR/O and LDR

West: Pellissippi Parkway right-of-way / ROW

NEIGHBORHOOD CONTEXT This immediate area along the east side of Schaeffer Rd. is developed with agricultural and low density residential uses under A and PR zoning. To the north and south at the intersections with Hardin Valley Rd. and Lovell Rd. are commercial, office and higher density residential development.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #4-A-17-SP, amending the Northwest County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The subject property is a privately owned, so it is not appropriate to be designated as ROW. Low density residential use is not desirable because of the close proximity to Pellissippi Parkway. Staff is recommending approval of an office designation, as it was previously designated prior to the update of the Northwest County Sector Plan.

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:

No known improvements have been made recently to Schaeffer Rd. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The recently adopted Northwest County Sector plan designated this parcel as ROW because it was owned by Knox County and adjacent to the Schaeffer Road right of way. It has since been purchased by a private individual at a tax sale and is zoned A/TO (Agriculture/Technology Overlay) currently. It was previously designated Office in the 2008 update to the Tennessee Technology Comprehensive Development Plan.

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

There has been no change in public/government policy that specifically effects this plan amendment proposal.

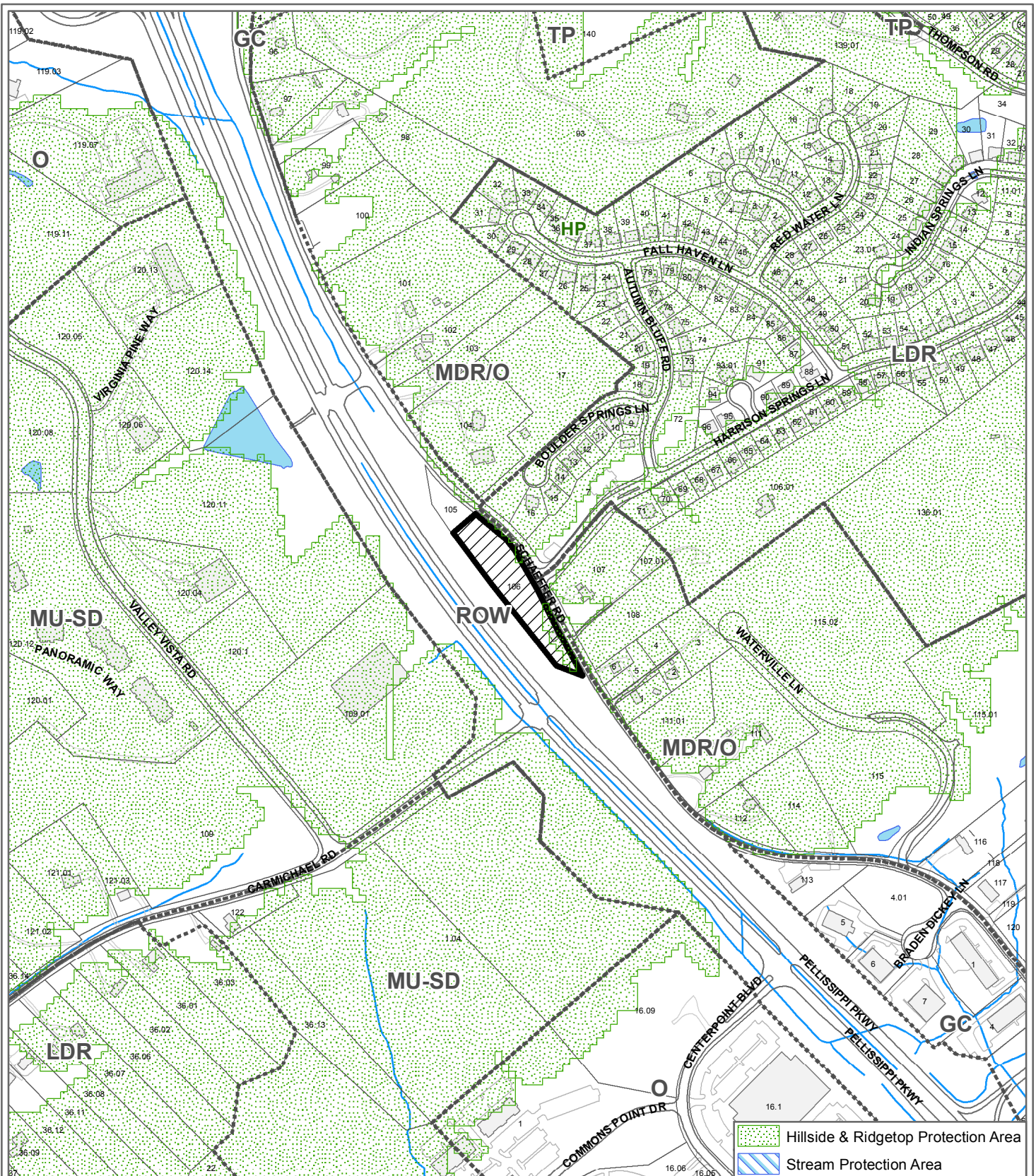
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There have been no obvious trends in development, population or traffic in this area that specifically effects this plan amendment proposal.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-A-17-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: ROW (Right-of-way)



To: O (Office)

Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Metropolitan Planning Commission

Map No: 104

Jurisdiction: County



**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Metropolitan Planning Commission, has submitted an application to amend the Sector Plan from Right-of-Way to Office, for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on April 13, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #4-A-17-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Northwest Co. SP

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN PLANNING COMMISSION

TENNESSEE

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

REZONING PLAN AMENDMENT

Name of Applicant: Knoxville-Knox County Metropolitan Planning Commission

Date Filed: ~~1/13/17~~ 2/2/17

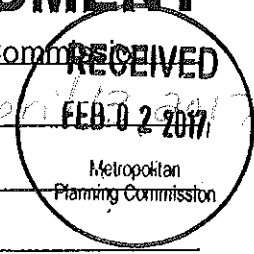
Meeting Date: ~~3/27/17~~ April 13, 2017

Application Accepted by: Liz Albertson

Fee Amount: _____ File Number: Rezoning

Fee Amount: N/A File Number: Plan Amendment

4-A-17-SP



PROPERTY INFORMATION

Address: 1905 Schaeffer Road

General Location: Between Pellissippi Parkway and Schaeffer Road

Parcel ID Number(s): 104 106

Tract Size: 1.73 acres

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan: Planned Growth

Census Tract: 59.05

Traffic Zone: 237

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Christopher Sibley

Company: _____

Address: 5713 Aloha Ave

City: Knoxville State: TN Zip: 37921

Telephone: 865-455-5264

Fax: _____

E-mail: propertypartnersknoxville@gmail.com

Requested Change

REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan Northwest Co. Sector Plan

FROM: Right-of-Way (ROW)

TO: Office (O)

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Elizabeth Albertson

Company: MPC

Address: 400 Main Street

City: Knoxville State: TN Zip: 37902

Telephone: 865-215-3804

Fax: 865-215-2068

E-mail: liz.albertson@knoxmpc.org

PROPOSED USE OF PROPERTY

Unknown

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT

Name: Elizabeth Albertson

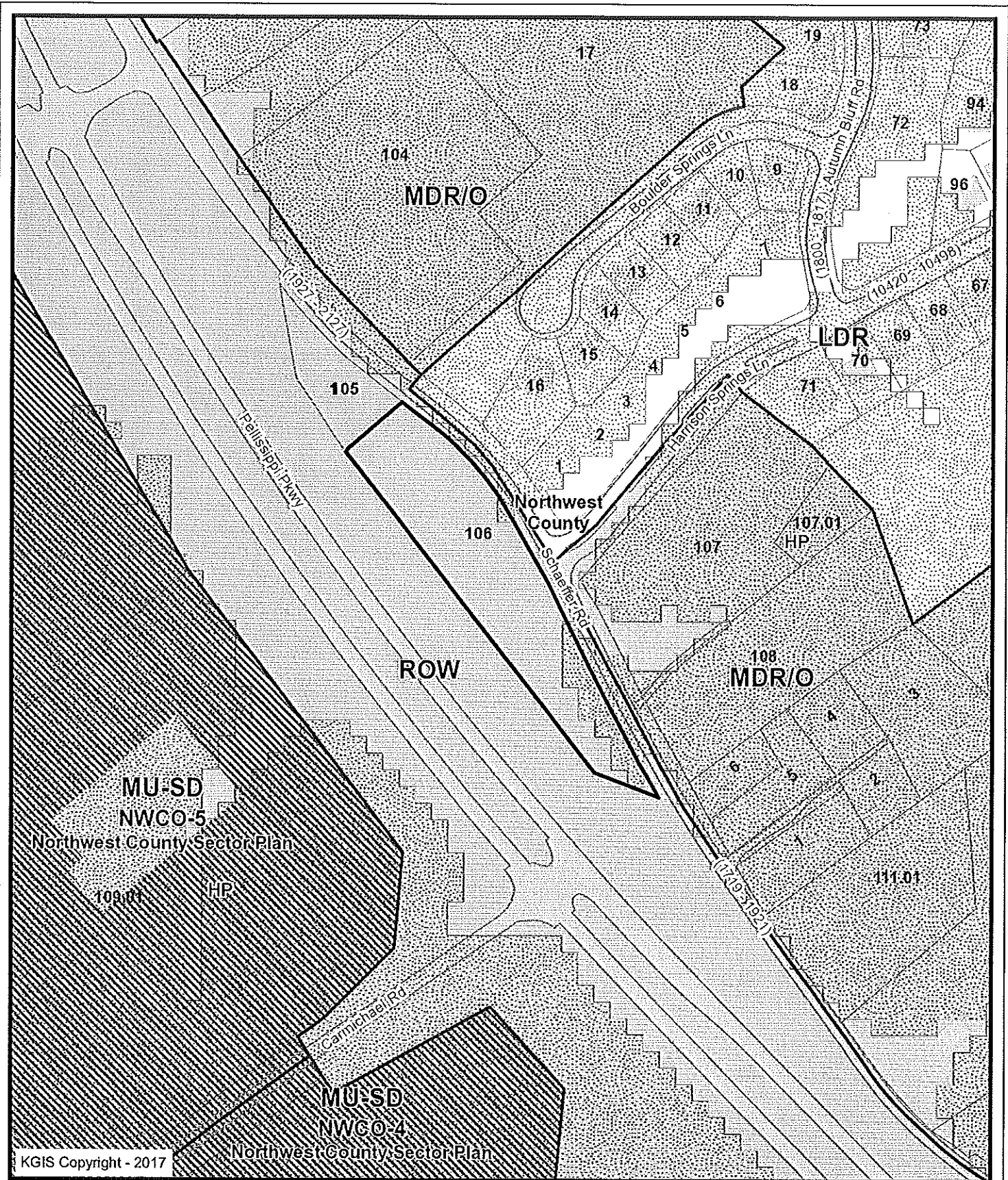
Company: MPC

Address: 400 Main Street

City: Knoxville State: TN Zip: 37902

Telephone: 865-215-3804

E-mail: liz.albertson@knoxmpc.org

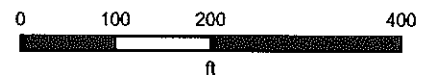


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Knoxville - Knox County - KUB Geographic Information System



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