

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

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File Number: 1-A-09-PA

Related File Number: 1-A-09-RZ

Application Filed: 10/1/2008

Date of Revision:

Applicant: THOMAS TIMM

PROPERTY INFORMATION

General Location: Southeast side E. Oldham Ave., northeast of N. Central St.

Other Parcel Info.:

Tax ID Number: 81 K G 003

Jurisdiction: City

Size of Tract: 1102 square feet

Accessibility: Access is via E. Oldham Ave, a local street with 28' of pavement width within 50' of right of way. The property also has frontage on two public alleys, one 15' wide, to the rear, and one 10' wide, to the side.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Office

Density:

Sector Plan: Central City **Sector Plan Designation:** Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Businesses are developed along N. Central St. under C-3 and C-4 zoning. The residential neighborhood to the northeast is zoned R-1 and R-2 with an IH-1 overlay.

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

Street: 110 E Oldham Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

Previous Requests: None noted

Extension of Zone: Yes, extension of GC designation from three sides

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT resolution #1-A-09-PA, amending the Knoxville One Year Plan to GC (General Commercial) for this property. (See attached Exhibit A.)

Staff Recomm. (Full): Commercial uses for this site are an extension of the plan designation and use from the southwest and are compatible with the surrounding development pattern.

Comments: ONE YEAR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
B. ERROR OR OMISSION IN CURRENT PLAN - A GC designation and C-3 or C-4 zoning are presently shown on the adjacent properties. Changing from an LDR (Low Density Residential) designation to GC for this site squares up the plan designation and zoning lines to a similar depth from N. Central St. as the adjacent properties.
C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes commercial use for this property, consistent with the proposal. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan map. A GC designation on the subject property will accommodate a commercial zoning to allow a business use consistent with the established development pattern of the area that includes both residential and commercial uses.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Surrounding properties are zoned and developed commercially, consistent with this proposal. The site has access to E. Oldham Ave., as well as two public alleys, providing sufficient access for commercial development.

MPC Action: Approved

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action: GC (General Commercial)

Date of MPC Approval: 1/8/2009

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: 2/10/2009

Date of Legislative Action, Second Reading: 2/24/2009

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: