

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR 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-10-SP **Related File Number:** 11-C-09-RZ
Application Filed: 11/16/2009 **Date of Revision:**
Applicant: THIS AND THAT / MPC

PROPERTY INFORMATION

General Location: Northeast side Middlebrook Pike, east side Keith Ave.
Other Parcel Info.:
Tax ID Number: 93 L G PART OF 025 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 6854 square feet
Accessibility: Access is via Middlebrook Pike, a major arterial street with four lanes and a center median within 110' of right of way in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Used furniture/antique store **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Middlebrook Pike is developed with office, commercial, light industrial and residential uses under O-1, C-3, I-3 and R-2 zoning.

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

Street: 3605 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial) or C-6 (General Commercial Park)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: C (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-10-SP, amending the Central City Sector Plan to MU (Mixed Uses) (as depicted on the attached MPC staff recommendation map) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Commercial is a logical extension of the sector plan designation from the north and west. Commercial use of this site is compatible with surrounding development and zoning. The One Year Plan calls for GC (General Commercial) uses for the site, consistent with the proposed C-3 zoning. But, the current sector plan does not call for commercial use of the site. Staff has recommended that the entire area of parcels 24 and 25 be redesignated to allow mixed uses. The area containing the subject property would allow consideration of commercial zoning. The recommended mixed use area would be limited to office, light industrial or medium density residential in the northern section, and limited to office, light industrial, medium density residential and commercial in the southern section along Middlebrook Pike.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

The site is located along Middlebrook Pike, a major arterial street with sufficient capacity to handle any additional traffic that this proposal would allow.

ERROR OR OMISSION IN CURRENT PLAN:

The One Year Plan calls for GC (General Commercial) uses for the site, consistent with the proposed C-3 zoning. But, the current sector plan does not call for commercial use of the site. Staff has recommended that the entire area of parcels 24 and 25 be redesignated to allow mixed uses. The area containing the subject property would allow consideration of commercial zoning. The recommended mixed use area would be limited to office, light industrial or medium density residential in the northern section, and limited to office, light industrial, medium density residential and commercial in the southern section along Middlebrook Pike. (SEE ATTACHED MPC STAFF RECOMMENDATION MAP.)

CHANGES IN GOVERNMENT POLICY:

The area recommended for plan amendment is surrounded by properties already designated for office, commercial and light industrial uses. The surrounding properties are currently zoned R-2 (General Residential). The recommended mixed use designation will open up the two parcels for varied uses, all of which would be compatible with the surrounding development and zoning pattern.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The subject property is located along Middlebrook Pike, a major arterial street with heavy traffic volumes. There is a Fed Ex Ground facility across the street and a Pepsi distributor to the east of the site. The subject property is adjacent to a cemetery to the west and a church to the east. The Pepsi facility is located just east of the church. The subject property is already bounded by uses which will not be impacted by its commercial use.

Action: Approved

Meeting Date: 1/14/2010

Details of Action:

Summary of Action: Mixed Uses (MU) (O, LI, MDR) and MU (C, O LI, MDR) as depicted on the attached MPC recommendation map

Date of Approval: 1/14/2010

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: 2/9/2010

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/23/2010

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: