

# 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-11-PA

**Related File Number:** 1-A-11-RZ

**Application Filed:** 10/13/2010

**Date of Revision:**

**Applicant:** TROY KYLE

## PROPERTY INFORMATION

**General Location:** Northwest side Texas Ave., southwest of Stonewall St.

**Other Parcel Info.:**

**Tax ID Number:** 81 P D 034

**Jurisdiction:** City

**Size of Tract:** 4800 square feet

**Accessibility:** Access is via Texas Ave., a major collector street with 22' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant

**Surrounding Land Use:**

**Proposed Use:** Barber shop with office above

**Density:**

**Sector Plan:** Central City

**Sector Plan Designation:** Mixed Uses

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

**Neighborhood Context:** This area is developed with primarily residential uses under R-1A/IH-1 zoning. There are also a few commercial and office uses in the area, as well as a school.

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

**Street:** 1727 Texas Ave

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

**Former Zoning:**

**Requested Zoning:** C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)

**Previous Requests:** None noted

**Extension of Zone:** Yes, extension of plan designation and zoning from the southwest

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

**Requested Plan Category:** MU (Mixed Use) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood 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.):

RECOMMEND that City Council APPROVE MU (Mixed Uses) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial) One Year Plan designation.

Staff Recomm. (Full):

Mixed uses, including neighborhood commercial, are appropriate at this location which is designated for mixed uses on the sector plan, and has access to a major collector street.

Comments:

ONE YEAR PLAN AMENDMENT 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 - The plan currently proposes mixed uses on properties to the southwest and to the southeast, across Texas Ave. The recommended amendment is a logical extension of that existing plan designation.  
 C. CHANGES IN GOVERNMENT POLICY - The property is accessed from Texas Ave, a major collector street, so no additional traffic will be generated through local residential streets, making this location viable for neighborhood commercial uses. There are commercial and office uses to the southwest and a school to the southeast of the site, so neighborhood commercial uses at this location are compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
 D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The mixed use designation is already in place to the southwest and southeast of the site, making this request a logical extension of that designation.

Action:

Approved

Meeting Date: 4/14/2011

Details of Action:

Summary of Action:

MU (Mixed Uses) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial)

Date of Approval:

4/14/2011

Date of Denial:

Postponements: 1/13/11

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

5/17/2011

Date of Legislative Action, Second Reading: 5/31/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: