

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-14-PA **Related File Number:** 1-A-14-RZ
Application Filed: 10/28/2013 **Date of Revision:**
Applicant: KENNETH R. LAY

PROPERTY INFORMATION

General Location: Southwest side Central Avenue Pike, southeast of Bookwalter Dr.
Other Parcel Info.:
Tax ID Number: 69 P B 006 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 24' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Auction house
Surrounding Land Use:
Proposed Use: Auction house **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-SD (MU-NC14)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses, including residential, commercial and churches, under C-3, C-6, C-4 and R-2 zoning.

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

Street: 4109 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (MU-NC14)
Requested Plan Category: MU-SD (MU-NC14) with C-4 (Highway & Arterial 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-SD (Mixed Use Special District) MU-NC15, including C-4 (Highway & Arterial Commercial) zoning, One Year Plan designation.

Staff Recomm. (Full): Limited C-4 uses will be compatible with the scale and intensity of surrounding development and zoning. The property is located along a minor arterial street and backs up to I-75 right-of-way, making it appropriate for most C-4 uses.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)
A. AN ERROR IN THE PLAN - The One Year Plan currently designates this site within a mixed use special district (MU-NC15) of the North City Sector Plan. This particular special district allows consideration of RP-1, O-1, C-3 and C-6 zoning, consistent with its current C-3 designation. However, due to the property's location within a relatively isolated area between and interstate and a major arterial street, it is not inappropriate for limited C-4 zoning.
B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made along this section of Central Avenue Pike. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No specific change in public policy has occurred to warrant this requested plan amendment. The Knoxville Inspections and Permitting Department has deemed that the current and proposed use of an auction house is not in conformance with C-3 zoning, and requires C-4 zoning.
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The commercial land use and zoning pattern in the area is already established.

Action: Approved

Meeting Date: 1/9/2014

Details of Action:

Summary of Action: MU-SD (Mixed Use Special District) MU-NC15, including C-4 (Highway & Arterial Commercial) zoning One Year Plan designation.

Date of Approval: 1/9/2014

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: 2/4/2014

Date of Legislative Action, Second Reading: 2/18/2014

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: