

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 1-A-19-SP
Application Filed: 11/5/2018
Applicant: STEVE SMITH

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast of Cedar Ln., southwest of Pratt Rd.
Other Parcel Info.:
Tax ID Number: 68 L D PART OF 008 **Jurisdiction:** City
Size of Tract: 0.23 acres
Accessibility: Access is via Cedar Ln., a minor arterial street with 60' of pavement within a 90' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail
Surrounding Land Use:
Proposed Use: Rezoning to permit commercial use not allowed within the C-1 zone. **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-SD NC-3
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the commercial node at the I-640 / Merchant Dr interchange, abutting commercial, office uses along Cedar Ln and residential uses to the south of Shasta Dr.

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

Street: 112 Cedar Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: 5-E-07-RZ: 0-1 to C-1
Extension of Zone: Yes, GC is on the front portion of the parcel fronting Cedar Ln.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 1-A-19-SP, amending the North City Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

Staff Recomm. (Full):

This site is located adjacent to existing GC on the same parcel, and the existing land use plan line divides the existing building on the property. Staff recommends the extension of the GC designation to the south to cover the existing building with the same land use plan designation of GC.

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. There are no changing 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:

- 1. There are no new roads or utilities that have been introduced into this area since the adoption of the North City Sector Plan in 2007.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. The North City Sector Plan should have taken into consideration the existing structure on the parcel and it's existing commercial use when designating the boundary between GC and MU-SD between Cedar Ln and Shasta Dr.

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

- 1. There are no new trends or shifts in development warranting reconsideration of the original plan.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

- 1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- 2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

ADOPT RESOLUTION # 1-A-19-SP, amending the North City Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

Date of Approval:

1/10/2019

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: 2/12/2019

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/26/2019

Other Ordinance Number References: O-21-2019

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: