CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 1-B-12-SP Related File Number: 1-F-12-RZ

Application Filed: 11/30/2011 Date of Revision:

Applicant: UNIVERSITY COMMONS, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side Kingston Pike, west of Volunteer Blvd.

Other Parcel Info.:

Tax ID Number: 108 F B 001 Jurisdiction: City

Size of Tract: 12.1 acres

Accessibility: Current access is from Kingston Pike, a major arterial street with four-lanes within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Retail and restaurant uses. General commercial development Density:

Sector Plan: Central City Sector Plan Designation: Light Industrial and Stream Protection

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

Neighborhood Context: This site is located on the western end of the Cumberland Ave. strip and the UT campus across from

Tyson Park on the east side of the Alcoa Hwy./Kingston Pike interchange. Commercial uses are to the east along the strip and civic and institutional uses surround the rest of the site. Tyson Park is to the north and railroad switchyards are to the south. Surrounding zoning primarily consists of O-2, C-7, I-3

and OS-2.

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

Street: 2318 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-3 (Planned Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: Rezoned RP-3 in 2008

Extension of Zone: No

History of Zoning: The One Year Plan was amended from LI to MU (O, GC, HDR) and the zoning was changed from O-2

to RP-3 in 2008 (12-D-08-RZ/12-A-08-PA).

PLAN INFORMATION (where applicable)

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Current Plan Category: LI (Light Industrial) & STPA (Stream Protection Area) Requested Plan Category: C (Commercial) & STPA (Stream Protection Area)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Michael Brusseau Planner In Charge:

ADOPT RESOLUTION # 1-A-12-SP, amending the Central City Sector Plan to C (Commercial) and Staff Recomm. (Abbr.):

STPA (Stream Protection) and recommend that City Council also adopt the amendment. (See attached

resolution, Exhibit A.)

Commercial development is consistent with the adjacent land uses and zoning in the area. The Staff Recomm. (Full):

proposal is consistent with the One Year Plan proposal for the property, which calls for mixed uses,

including general commercial.

SECTOR PLAN REQUIREMENTS: Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No major road improvements have occurred recently in this area. Utilities are in place to serve the

ERROR OR OMISSION IN CURRENT PLAN:

The subject property is so located that it may be appropriate for a mix of uses. The adjacent land uses

include the UT campus, commercial development, a park, and railroad and highway right-of-way.

CHANGES IN GOVERNMENT POLICY:

No changes in government policy impact this request. This site was approved for a One Year Plan amendment from LI to MU (O, GC, HDR) and a rezoning from O-2 (Civic & Institutional) to RP-3 (Planned Residential) in 2008 (12-D-08-RZ/12-A-08-PA). Those applications were filed by the

Knoxville City Council.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The site is located west and north of the UT campus at the western end of the Cumberland Ave. strip. It is located along a major arterial street in a high traffic area. Commercial development would be

compatible with the surrounding area.

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. New 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.

Approved Action: **Meeting Date:** 1/12/2012

Details of Action:

C (Commercial) and STPA (Stream Protection Area) **Summary of Action:**

1/12/2012 Date of Approval: Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

2/23/2012 12:53 PM Page 2 of 3 Legislative Body: Knoxville City Council

Date of Legislative Action: 2/7/2012 Date of Legislative Action, Second Reading: 2/21/2012

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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