

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-B-14-PA **Related File Number:** 1-B-14-RZ
Application Filed: 11/8/2013 **Date of Revision:**
Applicant: NANCY UPCHURCH

PROPERTY INFORMATION

General Location: North side Higgins Ave., southwest side Tomlinson St., northwest of Young High Pike
Other Parcel Info.:
Tax ID Number: 123 A C 024 **Jurisdiction:** City
Size of Tract: 0.4 acres
Accessibility: Access is via Tomlinson St., a local street with 22' of pavement width within 40' of right-of-way, or Higgins Ave., a local street with 15' of pavement width within 45' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Offices **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with residential uses under R-1A and R-2 zoning. To the east, along Young High Pike toward Chapman Hwy., there is C-3 zoning with businesses.

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

Street: 301 Higgins Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: O (Office)

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 O (Office) One Year Plan designation.

Staff Recomm. (Full): Office uses will be compatible with the scale and intensity of surrounding development and zoning. The site is already developed with an office/commercial building, and there is C-3 zoning to the east. Establishment of office uses at this location will serve as a transition between current and future commercial uses to the east along Young High Pike and residential uses to the west.

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 does not recognize the C-3 zoning to the east along Young High Pike. However, that C-3 zoning is in place and is appropriate along Young High Pike, which is a major collector street, within a commercial node to the east at the intersection with Chapman Hwy., a major arterial street. If the C-3 zoned area was reflected on the plan, the subject property would be a logical location for transitional office uses, as proposed.
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 to any of the access streets to the site, but they are adequate to serve the proposed office uses. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With establishment of C-3 zoning to the east, office uses and zoning are appropriate for the subject property as a transitional area between commercial and residential uses.
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 C-3 zoning pattern to the east has long been established in this area, making this site appropriate for transitional office uses.

Action: Approved

Meeting Date: 1/9/2014

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE O (Office) 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: