

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-B-19-PA **Related File Number:**
Application Filed: 11/29/2018 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Located in Fort Sanders neighborhood comprising 53 properties, see map.
Other Parcel Info.: Includes 53 properties comprising a proposed "medical district boundary" that comprise Fort Sanders Regional (Covenant Health) property, East Tennessee Children's Hospital property, and others surrounding, see map for further details
Tax ID Number: 108 C B 037 **Jurisdiction:** City
Size of Tract: 44 acres
Accessibility: Accessed from various streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Medical, office, parking, residential
Surrounding Land Use:
Proposed Use: Medical uses **Density:**
Sector Plan: Central City **Sector Plan Designation:** O, CI, MU-UC, MU-SD
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Fort Sanders Neighborhood with medical services, office, commercial, and residential uses.

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

Street: 2223 White Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Various zones
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O, CI, MU-UC, and MU-SD

Requested Plan Category: MU-SD

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: Jeff Archer

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE MU-SD (Mixed Use Special District) CC-22 as the One Year Plan land use designation.

Staff Recomm. (Full): Staff recommends this plan amendment as an extension of the surrounding MU-SD designations to the north, east, and west. The applicant requested a One Year Plan amendment for MU-SD (Mixed Use - Special District) designation and staff worked with the applicant to develop the narrative for the plan amendment.

The MU-SD (Mixed Use Special District) CC-22 was created to:

1. Provide opportunity for general development guidance of large campus-like medical institutions;
2. Ensure opportunities for expansion of services and physical infrastructure;
3. Define the boundaries of the medical campus;
4. Identify and preserves access for emergency vehicles, employees, patients, and visitors;
5. Promote the shared use of facilities such as parking lots and decks; and
6. Provide an area for major medical facilities and their ancillary services, such as physicians' offices.
7. Permit residential to complement the mixed use character of the district.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these):

AN ERROR IN THE PLAN:

There are no apparent errors in the plan. The current One Year Plan designates the site as Office, Civic/Institutional, Mixed Use - Urban Corridor, and Mixed Use - Special District.

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:

The Cumberland Avenue streetscape project has changed access to the area by reducing vehicular lanes. The plan needs to be revisited because of the continued expansion of the Fort Sanders Regional and East Tennessee Children's Hospital, both uses have expansion plans. There is a need to balance growth of these institutions with stability of the surrounding neighborhood, these needs are addressed through the Mixed Use - Special Districts that allows staff to write specific recommendations that pertain to site conditions and design.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

There have been no changes in public policy that were not anticipated during the One Year Plan update.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

There have been no new plans or studies available which reveals the need for the plan amendment.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE MU-SD (Mixed Use Special District) CC-22 as the One Year Plan land use designation.

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

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

Ordinance Number:

Other Ordinance Number References: O-25-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: