

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 1-B-22-PA **Related File Number:** 1-J-22-RZ
Application Filed: 11/29/2021 **Date of Revision:**
Applicant: SANDERS PACE ARCHITECTURE

PROPERTY INFORMATION

General Location: East side of Twenty Second Street and south side of Forest Avenue
Other Parcel Info.:
Tax ID Number: 94 N R 013 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is via Forest Ave and Twenty Second St, both local streets, with a pavement width of 24' to 28' feet within a right-of-way width of 46' to 50' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Warehouse
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This property is in the northwest quadrant of the Fort Sanders neighborhood which comprised of a mix of multi-dwelling and single-dwelling structures with office, warehousing and some commercial uses interspersed through the area. Fort Sanders Regional Medical Center and East Tennessee Children's Hospital are to the south.

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

Street: 2126 Forest Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial)
Former Zoning: I-2 (Restricted Manufacturing and Warehousing)
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: Yes
History of Zoning: The property was rezoned from I-2 to C-1 in 2019 (4-A-19-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: MU-SD (Mixed Use Special District), MU-CC16

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: Mike Reynolds
Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the MU-SD, MU-CC16 (Mixed Use Special District) land use classification because it is an extension of that land use classification and is compatible with the surrounding development.
Staff Recomm. (Full):
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:

1. The MU-SD, MU-CC16 land use classification extends the full width of the Fort Sanders neighborhood along Grand Avenue and includes the northern portion of Eleventh Street and properties on Forest Avenue that are either non-residential or large multi-family developments (see Exhibit A). The MU-CC16 classification recommends allowing the existing office, wholesale, warehouse/distribution, and retail uses to continue but it specifies locations along Grand Avenue and does not recognize the two small non-residential properties on Forest Avenue, one of which is the subject property. These are the only non-residential properties in the original MU-CC16 classification that are not on Grand Avenue and it was an error to exclude them from the provision to allow existing non-residential uses to continue with appropriate zoning.
2. The non-residential uses recommended in the MU-CC16 classification include O (Office), BP-2 (Business Park Type 2), and MU-NC (Neighborhood Mixed Use Commercial). The BP-1 (Business Park Type 1) and BP-2 land use classifications are very similar except that the BP-1 is intended for regionally-oriented warehouse/distribution services in which tractor-trailer transportation is a substantial portion of the operations and the BP-2 is intended for locally-oriented warehouse/distribution services. When the new City of Knoxville zoning ordinance was adopted, the land use classification table was also amended to replace the old zoning districts with their equivalent zoning districts in the new zoning ordinance. The BP-1 and BP-2 classifications previously recommended the same zoning districts (see Exhibit B), however, when the classification table was amended, the BP-1 now recommends one zoning district that the BP-2 does not, the I-MU (Industrial Mixed-Use) zone (see Exhibit C). This was an error because the I-MU zone is intended for small, infill lots that are more appropriate for locally-oriented warehouse/distribution services which is the purpose of the BP-2 classification. While the I-MU zone can be used for regional-oriented warehouse/distribution services recommended in the BP-1 classification, the zoning requirement for buildings to be located near the front property line and the building design standards are not ideal for uses that rely on tractor-trailer transportation as a substantial portion of the operation.
3. The land use classification table should be amended as part of the yearly One Year Plan update process to correct the identified errors by adding the I-MU (Industrial Mixed-Use) zone to the BP-2 (Business Park Type 2) land use.

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:

1. The proposed MU-SD, MU-CC16 land use classification would bring the subject property back into conformity with the surrounding properties and the original land use classification for this property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would initiate the need for a plan amendment.

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

1. No new information has become available to reveal the need for a plan amendment.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to the MU-SD, MU-CC16 (Mixed Use Special District) land use classification because it is an extension of that land use classification and is compatible with the surrounding development.

Date of Approval: 1/13/2022

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: 2/8/2022

Date of Legislative Action, Second Reading: 2/22/2022

Ordinance Number:

Other Ordinance Number References: O-27-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: