# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 1-C-12-SP Related File Number:

Application Filed: 12/9/2011 Date of Revision:

Applicant: METROPOLITAN PLANNING COMMISSION



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

General Location: Northwest and southeast sides New York Ave., northeast side Stonewall St., southwest side Bragg St.

Other Parcel Info.:

**Tax ID Number:** 81 P K 1.01,1.02, 2-9 OTHER: 081PJ031-040 **Jurisdiction:** City

Size of Tract: 6 acres

Access to these properties is from New York Ave., a local street with 33' of pavement width within 60' of

right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Residential

**Surrounding Land Use:** 

Proposed Use: Residential Density:

Sector Plan: Central City Sector Plan Designation: PPOS and HI

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

Neighborhood Context: This section of the Lonsdale neighborhood is located at the edge of the heavy industrial Gerdau facility.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

Previous Requests: None noted

**Extension of Zone:** Yes, extension of LDR from the northeast and northwest

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial) & PPOS (Parks and Public Open Space)

Requested Plan Category: LDR (Low Density Residential)

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#### 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.): ADOPT RESOLUTION # 1-C-12-SP, amending the Central City Sector Plan to LDR (Low Density

Residential) and recommend that City Council also adopt the amendment. (See attached resolution,

Exhibit A.)

Staff Recomm. (Full): A low density residential sector plan designation is appropriate for these properties, which are

developed with houses. LDR is an extension of the plan designation from the northwest and northeast.

Comments: This amendment to the Central City Sector Plan was initiated by MPC to accompany a general rezoning

for portions of this residential neighborhood from I-2/IH-1 to R-1A/IH-1. The current plan proposes HI (Heavy Industrial) and PPOS (Public Park Open Space) for this area, which is not consistent with the established and ongoing residential use of the properties. MPC also initiated the accompanying and related applications for general rezoning in the area (1-G-12-RZ) and a One Year Plan amendment to low density residential (1-B-12-PA). These applications were initiated to address a long standing

2/9/2012

discrepancy between the residential use of the properties and their I-2 zoning.

n: Approved Meeting Date:

Action: Approved

Details of Action: Summary of Action:

LDR (Low Density Residential)

Date of Approval: 2/9/2012 Date of Denial: Postponements: 1/12/12

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

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/6/2012 Date of Legislative Action, Second Reading: 3/20/2012

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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