

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 1-C-19-PA                      **Related File Number:** 1-D-19-RZ  
**Application Filed:** 11/29/2018                      **Date of Revision:**  
**Applicant:** JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE LLC

## **PROPERTY INFORMATION**

**General Location:** SW side of N. Central Street, NW side of W. Quincy Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 81 K A 17.01                      **Jurisdiction:** City  
**Size of Tract:** 0.86 acres  
**Accessibility:** Accessed from N. Central St., a minor arterial with 35' of pavement width within a 63' right-of-way

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** Light industrial / manufacturing                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-SD (Mixed Use Special District)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** An older commercial corridor with industrial uses to the southwest and residential uses to the northeast.

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

**Street:** 2209 N Central St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted.  
**Extension of Zone:** Yes - LI (Light Industrial) to the southwest  
**History of Zoning:** None noted

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** MU-SD (Mixed Use Special District)  
**Requested Plan Category:** LI (Light Industrial)

**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 LI (Light Industrial District) as the One Year Plan land use designation.

Staff Recomm. (Full):

This site is located at the north end of Central Street where the character changes to more industrial uses, especially on the west side of Central St. Staff recommends the extension of the LI designation 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.)

AN ERROR IN THE PLAN:

There are no known errors or omissions from the One Year Plan.

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:

There are no new roads or utilities that were not anticipated in when the One Year Plan was updated. The continued reinvestment in urban arterials, like Central St. continues from both the public and private sector. The City is currently constructing a streetscape project and road diet south of Woodland on Central St. Private investment continues through the redevelopment of older buildings, facilitated by the City's Façade Grant Program.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

The amount of private reinvestment and public investments along Central St. were not anticipated during the writing of the plan.

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 LI (Light Industrial District) 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-27-2019

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**