

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT



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

PROPERTY INFORMATION

General Location: Fort Sanders, various properties
Other Parcel Info.:
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 **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: 2221 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, & MU-SD
Requested Plan Category: MU-SD (Mixed Use Special District)

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.):

ADOPT RESOLUTION # 1-C-19-SP, amending the Central City Sector Plan to MU-SD (Mixed Use Special District) CC-22 designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

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 Central City Sector Plan amendment for MU-SD (Mixed Use - Special District) designation and staff worked with the applicant to develop the narrative for the plan amendment (see Exhibit B).

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:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

The plan needs to be revisited due to the continued expansion of Regional and East Tennessee Children's Hospitals. 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.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

The Cumberland Avenue streetscape project has changed access to the area by reducing vehicular lanes and adding sidewalks, and streetscape amenities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

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

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The expansion of the medical facilities has warranted a revisit of the Central City Sector Plan. The needs of East Tennessee Children's Hospital, Fort Sanders Regional Medical Center, and the surrounding neighborhood are addressed in a Mixed Use - Special District CC-22 plan designation that will guide future development within the area.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote

and the amendment is operative.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION # 1-C-19-SP, amending the Central City Sector Plan to MU-SD (Mixed Use Special District) CC-22 designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

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-24-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: