

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 1-D-19-SP **Related File Number:**
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE LLC

PROPERTY INFORMATION

General Location: Southwest side of N. Central Street, northwest side of W. Quincy Avenue
Other Parcel Info.:
Tax ID Number: 81 K A 17.01 **Jurisdiction:** City
Size of Tract: 0.83 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: 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-3 (General Commercial)
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.):

ADOPT RESOLUTION # 1-D-19-SP, amending the Central City Sector Plan to LI (Light Industrial) designation and recommend that City Council also adopt the sector plan amendment (See attached resolution, Exhibit A).

Staff Recomm. (Full):

Staff recommends an extension of the LI (Light Industrial) designation from west. The applicant originally requested a sector plan amendment to HI (Heavy Industrial). However, after having discussions with the applicant, staff and the applicant are more comfortable with LI, a designation that still permits I-3 zoning.

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 Central St. corridor has recently added a mixture of uses through the redevelopment of existing buildings. The redevelopment of older buildings, like the art deco building located on this property are being funded through the City's Façade program which is a public-private partnership geared towards reinvesting in the older building stock along older corridors, such as Central St. Many of these older buildings are larger and can accommodate indoor industrial uses.

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

There are no known new roads or utilities that were not anticipated in when the Central City sector plan was updated in 2014. However, to the south of Woodland Avenue the City is currently redesigning the Central St ROW, making it more pedestrian friendly with the City has invested in a streetscape project and road diet south of Woodland on Central St.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no known errors or omissions from the Central City Sector Plan.

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

The City continues to encourage redevelopment of the urban corridors, like Central St. and encourages redevelopment of existing buildings through programs such as the Façade Program. This trend in redevelopment should encourage additional such as light industrial uses to occupy the existing buildings.

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-D-19-SP, amending the Central City Sector Plan to LI (Light Industrial) 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-26-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: