CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



Application Filed: 11/30/2020 Date of Revision:

Applicant: JONATHAN LYONS / 360 SURVEYING & MAPPING



PROPERTY INFORMATION

General Location: East side of Emmett St., north of Vandeventer Ave.

Other Parcel Info.:

Tax ID Number: 108 A F 010 Jurisdiction: City

Size of Tract: 0.2 acres

Accessibility: This property is being combined with the 2 parcels to the north, so it will have three frontages.

Sutherland Avenue is a minor arterial with a pavement width of 30 feet inside a 61-foot right-of-way. Emmett Street is a local road with a pavement width of approximately 16 feet inside a right-of-way of approximately 35 feet. Vandeventer Avenue is a local road with a pavement width of approximately 21

feet inside a right-of-way of approximately 32 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: LI (Light Industrial)

Growth Policy Plan: Within City limits

Neighborhood Context: This parcel is located within a block that contains commercial uses fronting Sutherland Avenue. There

is a mix of craft industrial and light warehousing along adjacent blocks to the east and west. Single family dwellings are across the street to the south and consist of three blocks of this use sandwiched

between office land uses.

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

Street: 200 Emmett St.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)

Former Zoning:

Requested Zoning: C-G-2 (General Commercial Zoning District)

Previous Requests:

Extension of Zone: Yes, MU-SD, CC20 is adjacent to the north

History of Zoning: None noted for this property

2/25/2021 03:17 PM Page 1 of 3

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: MU-SD, CC20 (Mixed Use-Special District, Sutherland Southside)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside) designation since it

is consistent with 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, CC-20 (Mixed Use-Special District, Sutherland Southside) designation exists along the Sutherland Avenue corridor only and is one parcel deep along that right-of-way, and properties on the rear end of block along Vandeventer Avenue are designated LI (Light Industrial). However, there are several properties with double frontages - both on both Sutherland Avenue and Vandeventer Avenue - that have dual land use designations (MU-SD, CC20 along Sutherland Avenue and LI along Vendeventer). These properties have C-G-2 zoning on the entire parcel, but C-G-2 is not an allowed zone within the LI land use class. Therefore, the C-G-2 zoning along Vandeventer is not conforming with the sector plan or One Year Plan. The plan seems to follow the rear line of buildings but ideally should follow property lines. Correcting this would set a precedent for MU-SD, CC20 on Vandeventer Avenue.

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. There are no new trends in development or public improvements that would warrant a plan amendment. However, the south side of Sutherland Avenue has developed with a variety of uses including office, commercial, and light industrial, so the plan amendment and rezoning requests would not be out of character with the area.
- 2. The CC20 mixed use designation allows LI, GC, and O land uses, which are consistent with this area. The plan amendments to MU-SD, CC-20 (Mixed Use-Special District, Sutherland Southside) allowing commercial zoning on this parcel would not be out of place since C-G-2 is prevalent in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this 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: 1/14/2021

Details of Action:

Summary of Action: Approve the MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside) designation since it

is consistent with surrounding development.

2/25/2021 03:17 PM Page 2 of 3

| Date of Approval: | 1/14/2021 | 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: 2/9/2021 Date of Legislative Action, Second Reading: 2/23/2021

Ordinance Number: Other Ordinance Number References: O-35-2021

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/25/2021 03:17 PM Page 3 of 3