

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 1-H-19-SP **Related File Number:**
Application Filed: 12/3/2018 **Date of Revision:**
Applicant: RBH GROUP

PROPERTY INFORMATION

General Location: Southwest corner of Atlantic Ave. and Coram St.
Other Parcel Info.:
Tax ID Number: 81 G E 016 **Jurisdiction:** City
Size of Tract: 0.2 acres
Accessibility: Access is via Atlantic Ave., a major collector, with a pavement width of 24 feet, within a right-of-way of 34 feet. This parcel also has access via Coram S.t, a local street, with a pavement width of 19 feet, within a right-of-way of 42 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Single Family Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is a largely single family residential neighborhood abutting the industrial area around Heiskell Ave. and Central Ave.

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

Street: 148 Atlantic Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: TDR (Traditional Neighborhood Residential)

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:

Liz Albertson

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 1-H-19-SP, amending the Central City Sector Plan to TDR (Traditional Neighborhood Residential) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

Staff Recomm. (Full):

Staff recommends TDR (Traditional Neighborhood Residential) land use designation for this property. The property is located within the Linwood neighborhood, which is also designated at TDR in the sector plan. The existing land use of the property is single family residential and the requested rezoning to R-2/IH-1 will bring the zoning and land use in conformance with the surrounding land use pattern.

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

Neighborhoods near the urban core of the City of Knoxville are experiencing growth in infill development and redevelopment of existing residential structures.

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

There are no new roads or utilities expanded into this area since the Central City Sector Plan was adopted.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan should have considered the existing land use for this property when establishing the boundaries of the TDR area.

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

The population of the City continues to grow steadily. As this growth continues, plans needs to recognize areas that can accommodate reuse of and redevelopment of existing residential uses that fit into the surrounding area. This location is an ideal place for TDR uses given the surrounding land use patterns and existing transportation network.

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-H-19-SP, amending the Central City Sector Plan to TDR (Traditional Neighborhood Residential) 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-29-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: