CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



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

Applicant: D.F.S PROPERTIES, LP BY AND THROUGH COUNSEL



PROPERTY INFORMATION

General Location: West side of Liberty St., across from Sanderson Rd. and north of Middlebrook Pk

Other Parcel Info.:

Tax ID Number: 94 | L 038 Jurisdiction: City

Size of Tract: 0.53 acres

Accessibility: Liberty Street is a major collector with a pavement width of 35 feet inside a right-of-way approximately

57 feet wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: MDR/O (Medium Density Residential/Office)

Growth Policy Plan: N/A

Neighborhood Context: Properties to the south along and near Middlebrook Pike consist of general warehousing, commercial,

and office uses. The block containing this property is a mix of uses with multifamily dwellings and a

church until the uses transition to single family uses north of Joyce Avenue.

Single family residential dwellings are across the street to the west.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

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

Previous Requests:

Extension of Zone: No

History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

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Current Plan Category: MDR/O (Medium Density Residential/Office)

Requested Plan Category: BP-1(Business Park Type 1)

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 BP-1 (Business Park Type 1) designation because it is consistent with surrounding

development and complies with a new City policy when only a secondary use is located on a property.

Staff Recomm. (Full):

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

these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This proposal prompted a new policy concerning access on one lot that would service another lot. Since the applicant is proposing no specific use on this property other than providing driveway access to the adjacent parcel to the southeast and fronting Middlebrook Pike (zoned I-MU), then the primary use would be that of the lot it is servicing. In this case, that is commercial, office, and warehousing, which are not permitted in the existing RN-1 zone.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. There have been no new trends in development, population, or traffic creating a need to amend the plan, though the requested amendment is consistent with the developed properties to the south along Middlebrook Pike.

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:

- 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.
- 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: 1/14/2021

Details of Action:

Summary of Action: Approve the BP-1 (Business Park Type 1) designation because it is consistent with surrounding

development and complies with a new City policy when only a secondary use is located on a property.

Date of Approval: 1/14/2021 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

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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-37-2021

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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