# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### **CENTRAL CITY SECTOR PLAN AMENDMENT**

File Number:1-I-21-SPRelated File Number:Application Filed:11/30/2020Date of Revision:Applicant:JONATHAN LYONS / 360 SURVEYING & MAPPING



PROPERTY INFORMA	TION			
General Location:	East side of Emmett St., north side of Vandeventer Ave.			
Other Parcel Info.:				
Tax ID Number:	108 A F 010	J	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:			Densi	ty:
Sector Plan:	Central City	Sector Plan Designation: LI (Light Ind	lustrial)	
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 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)	
Previous Requests:		
Extension of Zone:	Yes, MU-SD, CC20 is adjacent to the north	
History of Zoning:	None noted for this property	

### 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 DISPO	DSITION			
Planner In Charge:	Michelle Portier				
Staff Recomm. (Abbr.):	Approve the MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside) designation is consistent with surrounding development.				
Staff Recomm. (Full):					
Comments:	SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one these):				
	CHANGES OF CONDITIONS WARRANTING AMENDMENT OF 1. There have been no changes to conditions to warrant amendi				
	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. As mentioned in the One Year Plan amendment report, there are several properties with frontage on Sutherland Avenue and Vandeventer Avenue with dual land use designations of MU-SD, CC20 and LI. Their zoning is not conforming with the sector plan or One Year Plan as these properties are zoned C- G-2, but C-G-2 is not an allowed zone within the LI land use class. The plan seems to follow the rear line of buildings but should follow property lines. Correcting this would set a precedent for MU-SD, CC20 on Vandeventer Avenue.				
	<ul> <li>TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:</li> <li>1. There are no new trends in development nor completion of a public improvement 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.</li> <li>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.</li> </ul>				
	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 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 MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside) designation since it is consistent with surrounding development.			
Date of Approval:	1/14/2021 Date	e of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:			
	LEGISLATIV	E ACTION AND D	ISPOSITION	
Legislative Body:	Knoxville City Council			
Date of Legislative Action:	2/9/2021	Date of Legis	slative Action, Second Readin	<b>g:</b> 2/23/2021
Ordinance Number:		Other Ordina	nce Number References:	O-34-2021
Disposition of Case:	Approved	Disposition of	of Case, Second Reading:	Approved
If "Other":		If "Other":		
Amendments:		Amendments	5:	
Date of Legislative Appeal		Effective Dat	e of Ordinance:	