CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-B-10-PA Related File Number: 10-E-10-RZ

Application Filed: 7/6/2010 **Date of Revision:**

Applicant: MPC AND CITY OF KNOXVILLE COMMUNITY DEVELOPMENT



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side Branner St., southeast side W. Quincy Ave.

Other Parcel Info.: Rezoning for parcels 081KM039 & 040 only

Tax ID Number: 81 K M 001-004, 038-040 Jurisdiction: City

Size of Tract: 2 acres

Accessibility: Access to this area is from various local streets, including W. Quincy Ave., Branner St., and Warren

Ave., as well as three unnamed alleys which run between those streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Residential Density:

Sector Plan: Central City Sector Plan Designation: Light Industrial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located within an area of mixed uses. To the southeast are residential uses, zoned R-2.

To the northeast are commercial uses along N. Central St., zoned C-3/IH-1, To the west are industrial

uses, zoned I-4.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)

Previous Requests: 8-E-10-SP/8-C-10-RZ

Extension of Zone: Yes, extension of MDR from the southeast

History of Zoning: MPC approved a sector plan amendment to MDR and R-1/IH-1 zoning on parcel 36 on 8/12/10 (8-C-

10-RZ/8-E-10-SP).

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)

12/6/2010 03:02 PM Page 1 of 2

Requested Plan Category: MDR (Medium Density 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan

designation.

Staff Recomm. (Full): MDR is a logical extension of the residential plan designation from the southeast. Medium density

residential use of this area is compatible with surrounding development and zoning, is consistent with the sector plan proposal and creates a transitional area between adjacent commercial/industrial uses and low density residential uses. This One Year Plan change allows for the accompanying rezoning to residential (10-E-10-RZ) and will also allow other property owners within the area to seek residential

zoning in the future, without the need for a plan amendment.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place

to serve this site.

B. ERROR OR OMISSION IN CURRENT PLAN - The plan currently proposes heavy industrial uses in this area, which is zoned I-4/IH-1. However, the area is developed with residential uses. The proposed

amendment is an extension of the existing residential plan designation from the southeast.

C. CHANGES IN GOVERNMENT POLICY - This area is developed with residential uses and is within the IH-1 overlay, which specifically addresses residential uses. The One Year Plan should be amended to reflect the current and future use of the area as residential, and to be consistent with the

sector plan.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The subject area has been

occupied by residential uses for some time.

Action: Approved Meeting Date: 10/14/2010

Details of Action:

Summary of Action: MDR (Medium Density Residential)

Date of Approval: 10/14/2010 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: 11/16/2010 Date of Legislative Action, Second Reading: 11/30/2010

Ordinance Number: Other Ordinance Number References:

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

Modified

If "Other":

Amendments: Amendments:

Approved MDR and eliminated 17-day waiting period Approved MDR and eliminated 17-day waiting period

Date of Legislative Appeal: Effective Date of Ordinance:

12/6/2010 03:02 PM Page 2 of 2