

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**CENTRAL CITY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 10-C-09-SP                      **Related File Number:** 10-F-09-RZ  
**Application Filed:** 8/24/2009                      **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE-DEPARTMENT OF COMMUNITY DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** Southwest side Johnston St., southeast of Heiskell Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 I G 003                      **Jurisdiction:** City  
**Size of Tract:** 0.16 acres  
**Accessibility:** Access is via Johnston St., a minor collector street with 30' of pavement width within 65' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Single detached dwelling                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of residential, commercial and light industrial uses under R-1A, C-1, C-3 and I-3 zoning. The entire area is within the IH-1 (Infill Housing Overlay).

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

**Street:** 3139 Johnston St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LDR from the southeast  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** C (Commercial)  
**Requested Plan Category:** LDR (Low 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.):

ADOPT RESOLUTION # 10-C-09-SP, amending the Central City Sector Plan to LDR (Low Density Residential) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Low density residential use of this site is a logical extension of the sector plan designation from the southeast. Residential use of this site is compatible with surrounding development and zoning. The requested LDR designation is less intense than the current C designation.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known road or utility improvements have occurred in this area. The proposed use is less intense than the current designation.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for C (Commercial) uses for the site. But, the site is adjacent to the proposed LDR designation, as well as residential uses. The City of Knoxville One Year Plan proposes mixed uses, limited to LDR, MDR and NC, consistent with this proposal.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Although designated and zoned for neighborhood commercial uses, this area has not developed with those uses. Residential uses are located on three sides of the subject property.

Action:

Approved

Meeting Date: 10/8/2009

Details of Action:

Summary of Action:

LDR (Low Density Residential)

Date of Approval:

10/8/2009

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:

11/3/2009

Date of Legislative Action, Second Reading: 11/17/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: