

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 10-C-18-PA                      **Related File Number:** 10-D-18-RZ  
**Application Filed:** 7/20/2018                      **Date of Revision:**  
**Applicant:** FRANK SPARKMAN

## **PROPERTY INFORMATION**

**General Location:** South side Midland Avenue at Dryad St.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 N E 011                      **Jurisdiction:** City  
**Size of Tract:** 0.34 acres  
**Accessibility:** Accessed via Midland Ave., a local road with 18' of pavement width within a 50' right of way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Professional Office Building                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Mixed use area with low and medium density residential, office, and commercial developments.

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

**Street:** 3900 Midland Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** 4-B-08-RZ R-2 to O-1  
**Extension of Zone:** Yes - the Mixed Use Special District to the north allows consideration of office uses and parcel immediately to the west is O-1 with conditions.  
**History of Zoning:** None noted for this site. Request last year for O-1 immediately to the west was approved with conditions (1-0-RZ-17)

## **PLAN INFORMATION (where applicable)**

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

**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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE 0 (Office) One Year Plan designation.

Staff Recomm. (Full):

This site is located close to Kingston Pike where transit service is available and commercial services are within walking distance. The site is currently zoned R-2, which has a similar impact to the surrounding area as O.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current One Year Plan designates the site as MDR (Medium Density Residential). The MDR designation acts as a buffer between the more intensive MU-SD (Mixed Use Special District) to the north and the LDR (Low Density Residential) to the south. However, office uses have similar impacts as MDR uses and are often used interchangeably through the planning processes.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made to Midland Avenue or the surrounding streets.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The property immediately to the west was amended from the West City Sector Plan which was used as the basis for One Year Plan designations for this area.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. However, the intensity of the surrounding development makes it reasonable to consider high density residential development at this location.

Action:

Approved

Meeting Date: 10/11/2018

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE 0 (Office) One Year Plan designation.

Date of Approval:

10/11/2018

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:

11/6/2018

Date of Legislative Action, Second Reading:

11/20/2018

Ordinance Number:

Other Ordinance Number References:

O-167-2018

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**