

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST 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-D-15-SP **Related File Number:**
Application Filed: 8/21/2015 **Date of Revision:**
Applicant: EAST KNOX FREE MEDICAL CLINIC

PROPERTY INFORMATION

General Location: Southwest side Oakland St., southeast of Martin Luther King Jr. Ave.
Other Parcel Info.:
Tax ID Number: 82 D P 008 **Jurisdiction:** City
Size of Tract: 0.7 acres
Accessibility: Access is via Oakland St., a local street with 30' of pavement width within 48' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Paved parking and vacant land
Surrounding Land Use:
Proposed Use: Medical office **Density:**
Sector Plan: East City **Sector Plan Designation:** TDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is on the southwestern edge of downtown Burlington, one half block from Martin Luther King, Jr. Ave. The property separates the office and commercial area from the residential neighborhood.

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

Street: 0 Oakland St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): ADOPT RESOLUTION #10-D-15-SP, amending the East City Sector Plan from TDR (Traditional Neighborhood Residential) to O (Office), and recommend that Knoxville City Council approve the sector plan amendment. (See resolution, Exhibit A)

Staff Recomm. (Full): The O (Office) sector plan designation is appropriate for this subject property as a transition from the downtown Burlington area to the residential neighborhood. O (Office) uses are consistent with the surrounding development and zoning pattern.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No known road or utility improvements have been made recently in the area, but the existing roads are adequate to handle the additional traffic that would be generated by this project.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently recommends traditional neighborhood residential (TDR) development, which is compatible with the current R-1 zoning on the property. The intent of the TDR sector plan designation is encourage infill development that is compatible with small lot development common in the older areas of the city, including higher intensity residential uses on the edges of neighborhoods. Office uses and medium density residential uses have similar impacts and in many cases can be considered interchangeable. The subject property is well situated to allow consideration of office and higher intensity residential uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The property is on the fringe of the downtown Burlington area and is adjacent to property that is zoned O-1. The property is a logical extension of office uses and an appropriate transition to the residential neighborhood.

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

With the mix of established office, commercial and residential uses in the area, and being within close proximity a major transit corridor, office uses are appropriate to be considered for this site.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: Adopt Resolution #10-D-15-SP, amending the East City Sector Plan from TDR (Traditional Neighborhood Residential) to O (Office), and recommend the Knoxville City Council approve the sector plan amendment.

Date of Approval: 10/8/2015

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: 11/10/2015

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/24/2015

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: