

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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-17-PA

**Related File Number:** 10-H-17-RZ

**Application Filed:** 8/28/2017

**Date of Revision:**

**Applicant:** GARY KOONTZ

## PROPERTY INFORMATION

**General Location:** West side Central Avenue Pike, north of Callahan Dr.

**Other Parcel Info.:**

**Tax ID Number:** 57 078

**Jurisdiction:** City

**Size of Tract:** 5.18 acres

**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence

**Surrounding Land Use:**

**Proposed Use:** Any use permitted in C-4 zoning district

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** MDR/O & STPA

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

**Neighborhood Context:** This section of Central Ave. Pike has a triangular shaped land area bordered by railroad right-of-way to the east, and Knob Creek and I-75 to the west. It is developed with older homes, church, office and commercial uses developed under R-2, RB, A-1, A, C-3, C-4, CA, and CB zones. The commercial uses are predominantly located around the Callahan Drive intersection.

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

**Street:** 6907 Central Avenue Pike

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway)

**Former Zoning:**

**Requested Zoning:** C-4 (Highway and Arterial Commercial) & F-1 (Floodway)

**Previous Requests:** None noted

**Extension of Zone:** Extension of GC for narrow properties along the interstate but not for properties along Central Avenue Pike

**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway)

**Requested Plan Category:** GC (General Commercial) & F (Floodway)

**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.):** RECOMMEND that City Council APPROVE GC (General Commercial) and F (Floodway) One Year Plan designations.

**Staff Recomm. (Full):** In October 2017, the Metropolitan Planning Commission (MPC) denied the requested amendment to the OYP and the applicant subsequently appealed the decision to City Council. The application was referred back to MPC by City Council to reconsider amending the OYP to GC (General Commercial). MPC staff previously recommended denial of the requested amendment because it is inconsistent with the adopted plans and because the subject property is not contiguous with the larger commercial area to the south. Staff also commented that if City Council approves a OYP amendment for this property, the land use recommendations for this area should also be updated to reflect this change in policy. Staff is now recommending approval of GC for the subject property and reiterating the need to reconsider the OYP and Sector Plan designations along this stretch of Central Avenue Pike. This could be considered as part of the annual update the OYP in early 2018.

**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 - The One Year Plan (OYP) currently designates this site MDR (Medium Density Residential) for the first 200' of depth, and LDR (Low Density Residential) and F (Floodway) on the remainder, consistent with the current R-2, A-1 and F-1 zoning. There is no known error in the plan.

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 made in the vicinity of this site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - City Council referred the application back to MPC for reconsideration of GC (General Commercial) for this site.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The OYP recommends MDR and LDR land uses and the North County Sector Plan, adopted in 2012, recommends MDR/O for the subject property. There have been no other adopted plans since that recommend different land uses.

**Action:** Approved

**Meeting Date:** 12/14/2017

**Details of Action:**

**Summary of Action:** GC (General Commercial) and F (Floodway) One Year Plan designations.

**Date of Approval:** 12/14/2017

**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:** 1/16/2018

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

11-7 Referred back to MPC to consider use on review

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 1/30/2018

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**