

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-E-16-PA **Related File Number:** 10-J-16-RZ
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: JEFFREY J. ALLEN

PROPERTY INFORMATION

General Location: North side Kingston Pike, west side Lindsay Place
Other Parcel Info.:
Tax ID Number: 108 B D 006 **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility: Access is via Lindsay Place, a local street with a 16' pavement width within a 50'-60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with professional offices, apartments, and churches. Many of the residential houses have been converted to offices. The subject property is the eastern most boundary of the Kingston Pike (National Register) Historic District.

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

Street: 2733 Kingston Pike
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: Yes, extension of MDR/O from the north and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR/O (Medium Density Residential and 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.): RECOMMEND that City Council APPROVE MDR/O (Medium Density Residential / Office) One Year Plan designation.

Staff Recomm. (Full): The medium density residential / office (MDR/O) sector plan designation for the subject property is consistent with the surrounding development and zoning pattern, which includes apartments and professional offices in the O-1 zone. This is an extension of the existing MDR/O designation to the east and north. This property is a contributing structure within the Kingston Pike (National Register) Historic District and is across the street from the Armstrong-Lockett House, (AKA Crescent Bend) which is also designated locally with the Historic Overlay (H-1) district.

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

A. AN ERROR IN THE PLAN - The subject property was designated LDR (low density residential) in 2014 Central City Sector Plan. This was consistent with the previous sector plan and the current R-1 zoning on the property. To the east and north of the subject property are areas designated with the MDR/O sector plan classification. These properties are zoned O-1 and R-2, and have a mix of office and medium density residential uses. If the MDR/O sector plan designation is approved as recommended, this will be an extension of an existing MDR/O land use designation.

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 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.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The area between Kingston Pike, Concord Street and Third Creek Green is predominately designated with MDR/O and CI (civic institutional) land uses. There are only three properties designated LDR in this area, one of which is the subject property and the other two are immediately to the west. These three LDR properties are zoned R-1 and currently used for single family houses. This area has been slowly converting to higher intensity uses and the subject site is a logical extension of these MDR & O uses.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - With the mix of established and developing high-intensity uses in the area and the variety of transportation options available to serve the site, medium density residential and office uses are appropriate to be considered for the site.

Action: Approved

Meeting Date: 10/13/2016

Details of Action:

Summary of Action: MDR/O (Medium Density Residential / Office)

Date of Approval: 10/13/2016

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: 2/14/2017

Ordinance Number:

Disposition of Case: Postponed

If "Other": Postponed 11/8, 12/6, 12/20, 1/31, 2/14

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/28/2017

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied
(Withdrawn)

If "Other":

Amendments:

Effective Date of Ordinance: