APPLICATION TYPE: PLAN AMENDMENT METROPOLITAN PLANNING ONE YEAR PLAN AMENDMENT **COMMISSION** N N F S S **File Number:** 10-F-16-PA **Related File Number:** 10-L-16-RZ Suite 403 • City County Building 400 Main Street Date of Revision: **Application Filed:** 8/29/2016 Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 MPI BUSINESS SOLUTIONS, INC. Applicant: FAX•215•2068 www•knoxmpc•org **PROPERTY INFORMATION General Location:** East side Texas Ave., north side Heiskell Ave. **Other Parcel Info.:** Tax ID Number: 81 I D 043 Jurisdiction: City Size of Tract: 28968 square feet Access is via Texas Ave., a major collector street with 18' of pavement width within 50' of right-of-way, Accessibility: or Heiskell Ave., a major collector street with 28' of pavement width within 55' of right-of-way. **GENERAL LAND USE INFORMATION Existing Land Use:** Commercial building Surrounding Land Use: **Proposed Use:** Not specified **Density:** Sector Plan: Central City Sector Plan Designation: TDR **Growth Policy Plan:** Urban Growth Area (Inside City Limits) **Neighborhood Context:** The subject property contains a commercial building that was once used as some type of training facility. It is surrounded by either vacant lots or established houses, all zoned R-1A/IH-1. A neighborhood commercial area is located to the east, on the east side of Minnesota Ave. ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 1016 Texas Ave Street: Location: **Proposed Street Name: Department-Utility Report:** Reason: **ZONING INFORMATION (where applicable)**

CASE SUMMARY

Current Zoning:	R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)			
Former Zoning:				
Requested Zoning:	C-3 (General Commercial) / IH-1 (Infill Housing Overlay)			
Previous Requests:	None noted			
Extension of Zone:	No			
History of Zoning:	None noted			

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

KNOXVILLE·KNOX COUNTY

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	C ACTION AND DISPO	DSITION		
Planner In Charge:	Michael Brusseau				
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE O (Office) One Year Plan designation. (Applicant requested GC.)				
Staff Recomm. (Full):	Allowing office use of the property will allow for the existing commercial building to be used. It is not located properly to allow commercial uses, as it is surrounded by houses and residential zoning. An office designation will allow reasonable use of the property and building without introducing incompatible commercial uses in the middle of a residential area.				
Comments:	 Incompatible commercial uses in the middle of a residential area. 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 plan proposes TDR uses for the site, consistent with the current R-1A zoning. The plan does not recognize the former legal-nonconforming office-type use. 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 either of the access streets., but they are adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site. C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The Central City Sector Plan update was adopted by City Council in September 2014, proposing traditional neighborhood development for this area containing the subject property. The current zoning pattern reflects that designation. Office uses give reasonable use of the commercial building in a manner that will be much more compatible to surrounding residential than the requested commercial uses. D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The current zoning pattern of residential zoning has long been established in this area, despite the previous use of the building for non-residential pupposes. 				
Action:	Approved		Meeting Date: 10/13/2016		
Details of Action:					
Summary of Action:	O (Office)				
Date of Approval:	10/13/2016	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publica	tion?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	11/8/2016Date of Legislative Action, Second Reading: 11/22/2016		
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		lf "Other":	
Amendments:		Amendments:	