

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL 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-F-16-SP
Application Filed: 8/29/2016
Applicant: JEFFREY J. ALLEN

Related File Number:
Date of Revision:

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #10-F-16-SP, amending the Central City Sector Plan from LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office) and recommend that Knoxville City Council also adopt the sector plan amendment, to make it operative.

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: 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:

1. Water and sewer utilities are available to this site.
2. There have been no road improvements in the area and there are none anticipated that will impact the property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. 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.
2. 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.
3. If the MDR/O sector plan designation is approved as recommended, this will be an extension of an existing MDR/O designation.

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

1. The area between Kingston Pike, Concord Street and Third Creek Green is predominately designated with MDR/O and C1 (civic institutional) land uses.
2. There are only three properties designated LDR, 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.
3. This area has been slowly converting to higher intensity uses and the subject site is a logical extension of these MDR & O uses.

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

1. 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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the

amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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

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

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied
(Withdrawn)

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

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: