

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-G-16-SP **Related File Number:**
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: MPI BUSINESS SOLUTIONS, INC.

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
Accessibility: Access is via Texas Ave., a major collector street with 18' of pavement width within 50' of right-of-way, 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)

Street: 1016 Texas Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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)

Requested Plan Category: GC (General Commercial)

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-G-16-SP, amending the Central City Sector Plan to O (Office) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.) (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: 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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

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.

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

No new information has become available since the 2014 adoption of the Central City Sector Plan to reveal the need for an 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 purposes.

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: O (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: 11/8/2016

Date 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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: