

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**CENTRAL CITY SECTOR PLAN AMENDMENT**



**File Number:** 10-G-22-SP                      **Related File Number:**  
**Application Filed:** 8/22/2022              **Date of Revision:**  
**Applicant:** R. BENTLEY MARLOW

## **PROPERTY INFORMATION**

**General Location:** North side of University Ave, east of Boyd St, west of Fifth Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 94 F Q 009                      **Jurisdiction:** City  
**Size of Tract:** 7119 square feet  
**Accessibility:** Access is via University Avenue, a major collector street with a 28-ft pavement width within a 66-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area is a single family residential neighborhood with a modest commercial node.

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

**Street:** 1101 UNIVERSITY AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** TDR (Traditional Neighborhood Residential)  
**Requested Plan Category:** NC (Neighborhood 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny the sector plan amendment to NC (Neighborhood Commercial) because it does not meet any of the requirements for a sector plan amendment.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The existing commercial node northeast of the subject property is currently underutilized, with several vacant and cleared properties. These conditions do not warrant an expansion of the commercial node into the residential area where the subject property is located.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no significant capital improvements in this area that would make development of the subject property more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The TDR (Traditional Neighborhood Residential) designation is intended for areas with 19th and early 20th century grid street neighborhoods. This land use designation for the subject property aligns with the residential boundaries of the Mechanicsville neighborhood.

2. Several published historical texts about the Mechanicsville community describe commercial encroachment as a potential threat to the integrity of the residential environment. The TDR designation is not the result of an error or omission in the sector plan.

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

1. There have been no trends in this area that would trigger reconsideration of the residential land use designation for the subject property.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Approve the sector plan amendment to NC (Neighborhood Commercial) because it is a minor extension of the NC (Neighborhood Commercial) across the street.

Summary of Action:

Approve the sector plan amendment to NC (Neighborhood Commercial) because it is a minor extension of the NC (Neighborhood Commercial) across the street.

Date of Approval:

10/6/2022

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: 11/1/2022

Date of Legislative Action, Second Reading: 11/15/2022

Ordinance Number:

Other Ordinance Number References: O-147-2022

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**