

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-A-12-SP                      **Related File Number:** 11-B-12-RZ  
**Application Filed:** 9/20/2012                      **Date of Revision:**  
**Applicant:** HARRIGAN CONSTRUCTION COMPANY, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side Sutherland Ave., southwest side Sutherland View Way  
**Other Parcel Info.:**  
**Tax ID Number:** 107 D J 02501                      **Jurisdiction:** City  
**Size of Tract:** 1.05 acres  
**Accessibility:** Access is via Sutherland Ave., a minor arterial street with 34' of pavement width within 80' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments (24 unit complex)                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of uses including attached and detached residential, retail, light industrial and a school, under R-1, R-2, C-3, C-4, C-6 and I-3 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** 1-G-08-RZ  
**Extension of Zone:** Yes, extension of MDR plan designation and R-2 zoning from the north.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LI (Light Industrial)  
**Requested Plan Category:** MDR (Medium Density Residential)

## **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 #11-A-12-SP, amending the Central City Sector Plan to MDR (Medium Density Residential) and recommend that Knoxville City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

**Staff Recomm. (Full):** A medium density residential sector plan designation is appropriate for the subject property. MDR is consistent with the development and zoning to the north and in the surrounding 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 made recently to any of the streets accessing this site. However, the access streets are all sufficient to provide access to medium density apartment development, similar to the uses to the north accessed from the same streets.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current One Year Plan proposes mixed uses, including general commercial and medium density residential, consistent with the proposed R-2 zoning. The Central City Sector Plan proposes light industrial uses, consistent with the adjacent I-3 zoning and the former zoning of this site.

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

Numerous apartment developments have occurred in this area, under R-2 zoning, including the large area directly north of this site. Previous zoning decisions have determined that this is an area that is suitable to concentrate apartment development and R-2 zoning.

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

This site is situated between two access drives for apartment development to the north, making the site appropriate for similar development.

**Action:** Approved

**Meeting Date:** 11/8/2012

**Details of Action:**

**Summary of Action:** MDR (Medium Density Residential)

**Date of Approval:** 11/8/2012

**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:** 1/8/2013

**Date of Legislative Action, Second Reading:** 1/22/2013

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":** Postponed 12/11/2012

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**

