

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 11-B-18-SP **Related File Number:**
Application Filed: 10/1/2018 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: East side of S. Central St. at terminus of Cumberland Ave.
Other Parcel Info.:
Tax ID Number: 95 I D 026 OTHER: 0951D025 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Access is from S. Central St, a minor arterial with a 50 right of way and 38' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Office and Vacant Buildings
Surrounding Land Use:
Proposed Use: Office and Theatre **Density:**
Sector Plan: Central City **Sector Plan Designation:** ROW
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Mixed use downtown district

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

Street: 800 S Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District), C-3 (Central Business District), D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, MU-RC (Regional Mixed Use Center) to the west
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: ROW (Right-Of-Way)
Requested Plan Category: MU-RC (Regional Mixed Use Center)

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:

Jeff Archer

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 11-B-18-SP, amending the Central City Sector Plan to Mixed Use Regional Center (MU-RC) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

The Central City Sector Plan designates two parcels in downtown on the east side of S. Central Avenue as ROW (Right-of-Way) land use designation. This was a mapping mistake and should be designated MU-RC (Regional Mixed Use Center), like the rest of downtown parcels. Staff recommends that the One-Year Plan be updated in the same manner during the 2019 update.

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 growth of downtown warrants recognizing these two parcels for mixed use redevelopment.
- 2.The parcels are not intended to be used as Right-of-Way, but instead have existing buildings on them that are used for private development.

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

- 1.No new roads are planned for this area.
- 2.There have been recent upgrades of existing utilities within downtown in recent years.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1.There was an obvious mapping error in the Central City Sector Plan and One Year Plan designations for this area, both plans designate these parcels as ROW (Right-of-Way). The parcels should have been designated as MU-RC (Regional Mixed Use Center), similar to the rest of the downtown parcels. The One-Year Plan should be changed during the 2019 annual update.

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

- 1.Downtown continues to grow, adding more mixed use developments within the downtown core.
- 2.Downtown is attracting more regional attraction, fostering additional regional mixed use attractions and developments.

State law regarding amendments of the general plan (which includes 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: 11/8/2018

Details of Action:

Summary of Action:

ADOPT RESOLUTION # 11-B-18-SP, amending the Central City Sector Plan to Mixed Use Regional Center (MU-RC) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Date of Approval:

11/8/2018

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: 12/4/2018

Date of Legislative Action, Second Reading: 12/18/2018

Ordinance Number:

Other Ordinance Number References: 0-189-2018

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: