CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT





Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location:	North side Forest Ave., east side S. Twenty First St.		
Other Parcel Info.:			
Tax ID Number:	94 N B 016	Jurisdiction: City	
Size of Tract:	0.67 acres		
Accessibility:	Primary access to the site is from Forest Ave., a local street with 25' of pavement width with 50' of right- of-way, or from a side street, S. Twenty-First St., a local street with 25' of pavement width within 50' of right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant		
Surrounding Land Use:			
Proposed Use:	Parking lot		Density:
Sector Plan:	Central City	Sector Plan Designation: MDR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is developed with a mix of medium to high density residential uses under RP-3 zoning. Detached dwellings on individual lots, as well as surface parking lots, also surround the site, under		

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

various zoning districts.

Street:

2013 Forest Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:	
Requested Zoning:	O-2 (Civic and Institutional)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of O designation from the south
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: O (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.):	DENY O (Office) sector plan designation.		
Staff Recomm. (Full):	It is not necessary to redesignate this site for office uses in order to accommodate the proposed surface parking for adjacent apartment dwellers. The current MDR designation allows consideration of RP-3 zoning, consistent with surrounding zoning, which will allow the parking to be considered with use on review approval by MPC.		
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 road improvements have been made recently to adjacent roads, which are suitable for the type of development proposed.		
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: The plan appropriately calls for medium density residential (MDR) development at this location. This property is located within a large area of MDR designated and developed land. Approval of office uses for this site is not necessary because the proposed parking lot can be considered within the more appropriate RP-3 zoning district.		
	CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS: Medium to high density apartment development has been concentrated in the general vicinity of this site under RP-3 zoning. Parking lots to serve apartment residents may be considered under RP-3 zoning and the current MDR plan designation, so a plan amendment to office is not necessary. Surface parking for apartment residents has already been developed in the area under RP-3 zoning.		
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: There are no apparent trends that warrant an amendment to the sector plan.		
Action:	Denied Meeting Date: 11/14/2013		
Details of Action:			
Summary of Action:	DENY O (Office) sector plan designation.		
Date of Approval:	Date of Denial: 11/14/2013 Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:Date of Legislative Action, Second Reading: 12/19/2013Ordinance Number:Other Ordinance Number References:

Legislative Body:

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: