

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 12-A-08-PA **Related File Number:** 12-D-08-RZ
Application Filed: 11/5/2008 **Date of Revision:**
Applicant: KNOXVILLE CITY COUNCIL

PROPERTY INFORMATION

General Location: Southeast side Kingston Pike, southeast of Alcoa Hwy.
Other Parcel Info.:
Tax ID Number: 108 F B 001 **Jurisdiction:** City
Size of Tract: 12.1 acres
Accessibility: Access is via Kingston Pike, a 4-lane major arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-family development **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant, former industrial site is located within the UT Knoxville main campus and zoned O-2.

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

Street: 2318 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-2 (Civic and Institutional)
Former Zoning:
Requested Zoning: RP-3 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: MU (Mixed Uses)(O/GC/HDR)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 12-A-08-PA amending the One Year Plan designation from LI (Light Industrial) to MU (Mixed Use) (O/GC/HDR)

Staff Recomm. (Full):

This application was filed by City Council to allow a One Year Plan amendment consideration in December and to propose a planned residential zoning which requires public review and approval of any proposed development prior to construction. Changing from LI to a MU (O,GC,HDR) Sector Plan designation is less intensive and provides a more compatible range of uses for the surrounding development than the LI designation.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1.Changing from LI to a MU (O,C,HDR) Sector Plan designation is less intensive and provides a more compatible range of uses for the surrounding development than the LI designation.
- 2.The LI designation was placed on the subject property to accommodate an industrial zoning for a business that is no longer present. Amending the plan to MU (O,C,HDR) to allow RP-1 zoning and public consideration of a multi-family use is consistent with the established development pattern of the area that includes both residential, UT campus and commercial uses.

THE EFFECTS OF THE PROPOSAL

- 1.Public water and sewer utilities are available to the site.
2. Kingston Pike can accommodate the proposed traffic generated from the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The request is supported by the sector plan.
2. Approval of the One Year Plan amendment for this property brings it into conformity with the sector plan's office designation.
- 3.This site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action:

Mixed Uses (High Density Residential, Commercial, Office)

Date of MPC Approval:

12/11/2008

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:

1/13/2009

Date of Legislative Action, Second Reading: 1/27/2009

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: