

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

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File Number: 12-B-13-SP **Related File Number:** 12-F-13-RZ
Application Filed: 10/25/2013 **Date of Revision:**
Applicant: BOYS AND GIRLS CLUB OF TENNESSEE

PROPERTY INFORMATION

General Location: Southeast side Deaderick Ave., northwest side Arthur St., northeast of Hannah Ave.
Other Parcel Info.:
Tax ID Number: 94 K F 015 **Jurisdiction:** City
Size of Tract: 2.63 acres
Accessibility: Access is via Arthur St., a local street with 26' of pavement width within 35' of right-of-way, Deaderick Ave., a local street with 26' of pavement width within 40' of right-of-way, or Carrick St., a local street with 26' of pavement width within 45' of right-of-way. There are also unnamed alleys along the north and south property lines, one of which is unimproved. Both have about 10' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Boys and Girls Club
Surrounding Land Use:
Proposed Use: Housing for elderly **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with residential and institutional uses under O-1, O-2, C-6 and R-1A zoning. Most of the properties in the area are within the H-1 Historic Overlay.

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

Street: 220 Carrick St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park) / H-1 (Historic Overlay) & O-2 (Civic and Institutional) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of office designation from the east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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.): ADOPT RESOLUTION # 12-B-13-SP, amending the Central City Sector Plan to O (Office) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Office uses at this site, or the proposed senior housing, would be more consistent with the current use of property and is consistent with the One Year Plan designation for the site. The proposal is an extension of the office designation from the east.

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 to any of the roads surrounding this site. However, the adjacent streets are all paved at a minimum width of 26 feet and are adequate to accommodate future redevelopment on this property. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The property is currently designated for low density residential uses, which is not consistent with its current use or zoning. The site is adjacent to other properties to the east designated for office uses.

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

Office uses are proposed to the east of the site. This proposal is an appropriate extension of that designation.

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

Offices or residential uses, as permitted by the requested O-1 zoning, would be less intense than what could be permitted under the current C-6 zoning. The sector plan does not recognize the current C-6 zoning of the property, and is not consistent with the current use of the property. Office uses would be more compatible with surrounding development and zoning.

Action: Approved

Meeting Date: 12/12/2013

Details of Action:

Summary of Action: ADOPT RESOLUTION # 12-B-13-SP, amending the Central City Sector Plan to O (Office) and recommend that City Council also adopt the amendment.

Date of Approval: 12/12/2013

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: 1/7/2014

Date of Legislative Action, Second Reading: 1/21/2014

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: