

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH 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: 2-C-17-SP **Related File Number:** 2-E-17-RZ
Application Filed: 12/29/2016 **Date of Revision:**
Applicant: CITY OF KNOXVILLE / COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY INFORMATION

General Location: West side E. Moody Ave., north side Tipton Ave.
Other Parcel Info.:
Tax ID Number: 109 G B 01505 **Jurisdiction:** City
Size of Tract: 2.55 acres
Accessibility: Access is via E. Moody Ave., a major collector street with 26' of pavement width within 50' of right-of-way, or Tipton Ave., a local street with 40' of pavement width within 70' of right-of-way, or Baker Ave, a local street with 26' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant school
Surrounding Land Use:
Proposed Use: Assisted senior living **Density:**
Sector Plan: South City **Sector Plan Designation:** CI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located adjacent to civic uses to the west, a community center and an elementary school, zoned R-1. The other surrounding area consists of housing, zoned R-1 and R-2.

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

Street: 953 E Moody Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
Previous Requests: 5-B-11-RZ (added H-1 overlay)
Extension of Zone: Yes, extension of LDR from north, south and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic Institutional)

Requested Plan Category: LDR (Low 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 #2-C-17-SP, amending the South City Sector Plan to LDR (Low Density Residential) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full): Most of the surrounding properties are already proposed for low density residential uses on the sector plan. The proposed plan amendment is an extension of the LDR designation from the surrounding properties. The current CI/PP plan designation is no longer appropriate because the site is no longer used as a school and is proposed to be sold for development of residential units by a private developer.

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 area roads, but they are adequate to handle the traffic that would be generated by low density residential use of this site. Utilities are available. The proposed plan amendment to LDR is compatible with the surrounding land uses and zoning pattern.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes CI (Civic Institutional) and PP (Public Park) uses for the site, consistent with the former use as a school and the property's ownership by the City of Knoxville. The current sector plan proposes LDR uses for most of the surrounding land in the area, so this minor expansion is appropriate.

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

The applicant wishes to sell the property to a private developer to reuse the old school building for residential dwelling units. The decision to close the school is a change in government policy that made the current plan designation no longer valid.

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

In the City of Knoxville, there has been a trend in downtown and other areas to redevelop historic buildings for residential use. This proposal continues that trend.

Action: Approved

Meeting Date: 2/9/2017

Details of Action:

Summary of Action: LDR (Low Density Residential)

Date of Approval: 2/9/2017

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: 3/14/2017

Date of Legislative Action, Second Reading: 3/28/2017

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: