

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

Suite 403 • City County Building
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w w w • k n o x m p c • o r g

File Number: 3-A-14-SP **Related File Number:** 3-C-14-RZ
Application Filed: 1/15/2014 **Date of Revision:**
Applicant: EDWARD MCALISTER

PROPERTY INFORMATION

General Location: West side Walker St., north of Sutherland Ave.
Other Parcel Info.:
Tax ID Number: 108 A A 015 **Jurisdiction:** City
Size of Tract: 0.25 acres
Accessibility: Access is via Walker St., a local street with 19' of pavement width within 35' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Parking **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of commercial, light industrial and residential uses under C-3, C-6, I-2 and R-2 zoning.

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

Street: 523 Walker St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C plan designation and C-3 zoning from the south
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
Requested Plan Category: C (Commercial)

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 # 3-A-14-SP, amending the Central City Sector Plan to C (Commercial) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Commercial uses will be compatible with the scale and intensity of surrounding development and zoning. The proposal is consistent with the current One Year Plan designation.

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 recently made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The One Year Plan currently designates the site for Mixed Uses, limited to general commercial or medium density residential uses, consistent with the proposal. Amendment of the sector plan designation for this site would bring it into consistency with the One Year Plan and proposed C-3 zoning.

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

Property on the east (opposite side) of Walker St. across from the subject property is zoned C-3 and designated for commercial on the One Year Plan. This proposed plan amendment is an extension of commercial uses to a similar depth back from Sutherland Ave. as exists on the opposite side of Walker St.

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

The adjacent property to the south is zoned commercial and used for parking for nearby businesses, so commercial use of this site would be a compatible extension of that use.

Action: Approved Meeting Date: 3/13/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION # 3-A-14-SP, amending the Central City Sector Plan to C (Commercial) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Date of Approval: 3/13/2014 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: 4/15/2014 Date of Legislative Action, Second Reading: 4/29/2014

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: