

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

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File Number: 4-A-10-PA **Related File Number:** 4-A-10-RZ
Application Filed: 1/12/2010 **Date of Revision:**
Applicant: KCDC-CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: West side N. Hall of Fame Dr., north of E. Fifth Ave.
Other Parcel Info.:
Tax ID Number: 95 A A 018 **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility: Access is via N. Hall of Fame Dr., a four-lane minor arterial street with center turn lane and 35' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC04) (C-2, I-2)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with light industrial and general commercial uses under I-2 and C-3 zoning.

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

Street: 711 N Hall of Fame Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: 2010 One Year Plan update proposes MU-SD (CC04) for this site. No previous zoning requests were found.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: GC (General 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 # 4-A-10-PA, amending the One Year Plan to MU-SD (Mixed Use Special District), (CC04), and recommend that City Council also adopt the plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Commercial uses and C-3 zoning are already in place to the north and east of the site. Commercial use of this site is compatible with surrounding development and zoning. The 2010 One Year Plan Update, approved by MPC on March 11, 2010, proposes the above MU-SD (CC04) designation for this site.

Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

Hall of Fame Dr. has been recently improved as part of the I-40 Smart Fix project. Hall of Fame Dr. now has four lanes and a center turn lane and is classified as a minor arterial street.

ERROR OR OMISSION IN CURRENT PLAN:

The Central City Sector Plan, as amended by the recently adopted Magnolia Avenue Corridor Plan, shows this property within a mixed use special district (MA6). This district is meant for areas of intense development that will have a boulevard setting, like Hall of Fame Drive and parts of Magnolia Avenue. There will be a front setback of 10 to 25 feet. The minimum height of a structure will be 2 stories and the maximum may range from 3 to 7 stories, depending on location. The allowed uses will be residential, office and commercial/retail. The plan proposes the creation of form code zoning districts in the future, but in the interim, provides specific recommended zones for each subarea of the plan. In the MA6 area, the three recommended zones are C-3, O-3, RP-1 and RP-2 (See attached excerpt from the plan). The One Year Plan currently proposes GC (General Commercial) for the site, consistent with the proposal. However, as part of the 2010 One Year Plan update, staff and MPC recommended a change to that plan to bring it into consistency with the Magnolia Avenue Corridor Plan. Final approval of the 2010 One Year Plan update is still pending final approval by City Council. The requested C-3 zoning is consistent with both the sector plan and the pending One Year Plan proposals.

CHANGES IN GOVERNMENT POLICY:

The proposed general commercial designation and C-3 zoning is consistent with the development and zoning pattern in the area.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Traffic trends in the area have changed as a result of the Smart Fix 40 project, which included improvements to this section of Hall of Fame Dr. Development trends may also change because of the improved street, as well as from the implementation of the Magnolia Avenue Corridor Plan policies.

Action:

Approved

Meeting Date: 4/8/2010

Details of Action:

Summary of Action:

MU-SD (Mixed Use Special District), (CC04)

Date of Approval:

4/8/2010

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: 5/4/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other":

Amendments:

Recent One Year Plan update covered this amendment.

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: