

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-A-12-SP **Related File Number:**
Application Filed: 2/10/2012 **Date of Revision:**
Applicant: PHILIP IRMINGER AND ELISE IRMINGER

PROPERTY INFORMATION

General Location: Northeast side Western Ave., northwest of Major Ave.
Other Parcel Info.:
Tax ID Number: 94 G J 020 **Jurisdiction:** City
Size of Tract: 12000 square feet
Accessibility: Acces is via Western Ave., a major arterial street with 50' of pavement width within 75-85' of right-of-way in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses under R-1A, R-2, C-1, C-3 and I-3 zoning.

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

Street: 2265 Western Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium 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 # 4-A-12-SP, amending the Central City Sector Plan to MDR (Medium Density Residential) and recommend that City Council also approve the sector plan amendment to make it operative. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

This amendment will bring the sector plan into consistency with the current and proposed future residential use of the subject property. MDR uses would be compatible with the surrounding land uses and zoning pattern. Rezoning and One Year Plan amendment applications accompany this application (4-A-12-RZ/4-A-12-PA).

Comments:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:

No known improvements to Western Ave. have occurred in recent years, but it is scheduled for improvements in the near future to the west. The existing streets and utilities are sufficient to accommodate the proposed use of the site.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes low density residential uses for this area. Staff has recommended amending the plan to medium density residential, as this designation is consistent with both the existing and proposed use of the property involved.

CHANGES IN GOVERNMENT POLICY:

No changes in government policy impact this proposal.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This site has been zoned C-3 for general commercial uses for many years, but residential continues to be the only use desired. In order to allow future residential improvements, the plan should allow for residential uses.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 4/12/2012

Details of Action:

Summary of Action:

MDR (Medium Density Residential)

Date of Approval:

4/12/2012

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: 5/15/2012

Date of Legislative Action, Second Reading: 5/29/2012

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: