

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-13-PA **Related File Number:** 4-A-13-RZ
Application Filed: 1/14/2013 **Date of Revision:**
Applicant: HATCHER-HILL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side N. Gay St., east side N. Broadway, south of W. Fifth Ave.
Other Parcel Info.:
Tax ID Number: 94 E C 012 & 013 **Jurisdiction:** City
Size of Tract: 19000 square feet
Accessibility: Access is via N. Broadway, a four-lane major arterial street within 75' of right-of-way, or N. Gay St., a minor arterial street with 60' of pavement width within 75' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building and lot
Surrounding Land Use:
Proposed Use: Retail, office, service, warehouse **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC01)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area just north of downtown Knoxville is developed with a mix of commercial and office uses under C-2 and C-3 zoning.

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

Street: 525 N Gay St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes, extension of CBD designation from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: CBD (Central Business District)

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.): RECOMMEND that City Council APPROVE CBD (Central Business District) One Year Plan designation.

Staff Recomm. (Full): The sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan, calls for C-2 (Central Business) zoning for this area, consistent with the requested CBD designation. CBD is an extension of the land use designation from the north and west.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)
A. AN ERROR IN THE PLAN - The One Year Plan designates the site for general commercial uses, consistent with the current C-3 zoning in place. However, the site is adjacent to other CBD designated sites and is proposed for central business zoning on the sector plan.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made in the vicinity of this site. The existing infrastructure supports the proposed C-2 development.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan, proposes C-2 uses for the area. This proposal is not currently reflected by the One Year Plan map.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The Broadway-Central-Emory Place Small Area Plan, adopted in 2007, designates this area as 'Downtown North', appropriate for extension of downtown central business uses.

Action: Approved

Meeting Date: 4/11/2013

Details of Action:

Summary of Action: CBD (Central Business District)

Date of Approval: 4/11/2013

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: 5/14/2013

Date of Legislative Action, Second Reading: 5/28/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: