

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-A-17-PA **Related File Number:** 3-E-17-RZ
Application Filed: 1/18/2017 **Date of Revision:**
Applicant: BOB HUTCHISON

PROPERTY INFORMATION

General Location: Northeast side Central Avenue Pike, southeast of Elyria Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 014 & 027 **Jurisdiction:** City
Size of Tract: 1.3 acres
Accessibility: Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-SD (NC-15)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of uses, under various zoning districts, including C-6, O-1, R-2, C-3, R-1 and R-1A.

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

Street: 4416 Central Avenue Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of GC designation and C-6 zoning from the northwest.
History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (NC15)
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.):

RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full):

General commercial uses at this location would be a logical extension of the plan designation from the northwest. The surrounding area is developed with a mix of uses that would be compatible with general commercial uses.

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 - There are no apparent errors in the plan. The current plan proposes mixed uses for the site, not including C-6. However the subject property is not desirable for R-2 uses and is directly adjacent to a business developed under C-6 zoning.

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 recently made to Central Avenue Pike., but it is adequate to serve the recommended commercial uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established commercial zoning pattern to the northwest and the surrounding commercial, office and medium density residential uses, commercial uses and zoning are appropriate for the subject property in this area.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for commercial uses.

Action:

Approved

Meeting Date: 4/13/2017

Details of Action:

Summary of Action:

APPROVE GC (General Commercial) One Year Plan designation.

Date of Approval:

4/13/2017

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:

5/9/2017

Date of Legislative Action, Second Reading: 5/23/2017

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: