

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



**File Number:** 4-A-19-PA                      **Related File Number:** 4-A-19-RZ  
**Application Filed:** 12/18/2018              **Date of Revision:** 3/12/2019  
**Applicant:** SHEAZAD JIWANI

## PROPERTY INFORMATION

**General Location:** Southeast side of Forest Ave., east side of 22nd St., north of Highland Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 N R 013, 014                      **Jurisdiction:** City  
**Size of Tract:** 0.26 acres  
**Accessibility:** Access is via Forest Ave and Twenty Second St, both local streets, with a pavement width of 25' to 30' feet within a right-of-way width of 40' to 50' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Produce store / commercial  
**Surrounding Land Use:**  
**Proposed Use:** Apartments & neighborhood store                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The neighborhood is comprised of a mix of multi-dwelling and single-dwelling structures with office, warehousing and some commercial uses interspersed through the area.

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

**Street:** 2126 Forest Ave  
**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-1 (Neighborhood Commercial)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Use) / MU-SD-CC16  
**Requested Plan Category:** NC (Neighborhood 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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Liz Albertson

**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE NC (Neighborhood Commercial) as the One Year Plan land use designation.

**Staff Recomm. (Full):** This property is located in the Fort Sanders neighborhood, and is currently designated as a mixed-use special district (MU-CC16) as part of the one year plan. This property has an existing commercial building and warehouse space on it and is zoned industrial. Staff recommends approval for this request for NC and the rezoning request to C-1 (Neighborhood Commercial), which would provide for a neighborhood commercial use in the middle of a primarily multi-dwelling residential area.

**Comments:** ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these).

AN ERROR IN THE PLAN - The One Year Plan should have recognized the need for commercial redevelopment opportunities in the existing industrial zoned area that is surrounded by multi-dwelling residential.

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 - There are no major changes in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has not be a change in public policy since the adoption of the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT- There have been no new plans or studies available which reveals the need for the plan amendment.

**Action:** Approved

**Meeting Date:** 4/11/2019

**Details of Action:**

**Summary of Action:** RECOMMEND that City Council APPROVE NC (Neighborhood Commercial) as the One Year Plan land use designation.

**Date of Approval:** 4/11/2019

**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:** 5/7/2019

**Date of Legislative Action, Second Reading:** 5/21/2019

**Ordinance Number:**

**Other Ordinance Number References:** O-70-2019

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**