

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 4-A-19-SP
Application Filed: 12/18/2018
Applicant: SHEAZAD JIWANI

Related File Number:
Date of Revision:

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:** MU-SD, MU-CC16
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:
Former Zoning:
Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Use) - SD, MC-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.):

ADOPT RESOLUTION #4-A-19-SP, amending the Central City Sector Plan to NC (Neighborhood Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full):

This site is located in the Fort Sanders neighborhood surrounded by multi-dwelling residential. Staff recommends amending the Central City Sector Plan to NC (Neighborhood Commercial) in this location to foster more opportunities for walkable commercial options.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No significant improvements have been made in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan should have recognized the commercial redevelopment opportunity for the existing industrial zoned area surrounded by multi-dwelling residential.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There have been no major changes in government policy for this area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The Fort Sanders neighborhood continues to see growth in multi-dwelling residential and walkable commercial options are needed within the neighborhood for the growing residential population.

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 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: 4/11/2019

Details of Action:

Summary of Action:

ADOPT RESOLUTION #4-A-19-SP, amending the Central City Sector Plan to NC (Neighborhood Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A.)

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References: O-69-2019

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: