

# 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-B-18-PA                      **Related File Number:** 4-C-18-RZ  
**Application Filed:** 1/29/2018                      **Date of Revision:**  
**Applicant:** JOHN L. SANDERS, AIA C/O PARKRIDGE GROUP LLC

## PROPERTY INFORMATION

**General Location:** South side Washington Ave, east side Mitchell St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 P F 00301 & 00302                      **Jurisdiction:** City  
**Size of Tract:** 0.98 acres  
**Accessibility:** Access is via Washington Ave., a minor collector street with 20' of pavement width within 60' of right-of-way, or Mitchell St., a local street with 28' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Business/manufacturing  
**Surrounding Land Use:**  
**Proposed Use:** Mixed uses (retail, office, residential, restaurant)                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-SD (MU-CC4)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of uses within various zoning districts, including C-1, C-2, C-3, C-6, I-3, O-1 and R-1A.

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

**Street:** 1504 Washington Ave  
**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:** 4-I-94-RZ - rezoned from C-1 to C-3  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District) (MU-CC4)  
**Requested Plan Category:** MU-UC (Mixed Use - Urban Corridor)

## **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 MU-UC (Mixed Use - Urban Corridor) One Year Plan designation.

Staff Recomm. (Full):

The surrounding area has a mix of uses and development, which would be compatible with MU-UC uses. The MU-UC plan designation allows consideration of the requested C-2 zoning. This block serves as a buffer between the neighborhood and I-40. Redevelopment of this site would offer a transitional area between the two areas.

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 designates this site as a mixed use special district (MU-CC-4). The plan amendment is necessary because C-2 zoning is not permitted within the district, as currently written. (See attached excerpt of the MU-CC4 special mixed use district from the Central City Sector Plan.) Staff is of the opinion that this site is situated properly for consideration of MU-UC uses.

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 in the area. Washington Ave. is a minor collector street that 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 mixed zoning pattern surrounding the site, MU-UC uses are appropriate for this location.

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 or greater intensity uses has long been established in this area, making this site appropriate for MU-UC uses.

Action:

Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action:

MU-UC (Mixed Use - Urban Corridor) One Year Plan designation.

Date of Approval:

4/12/2018

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:

5/8/2018

Date of Legislative Action, Second Reading: 5/22/2018

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:**