

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR 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-SP **Related File Number:**
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 - property 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.): ADOPT RESOLUTION #4-B-18-SP, amending the Central City Sector Plan map to MU-UC (Mixed Use Urban Corridor) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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: 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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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, given the higher intensity of adjacent uses.

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

No new information or change in government policy has emerged 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.

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

With the established mixed zoning pattern surrounding the site, MU-UC uses are appropriate for this location.

Action: Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action: Adopt Resolution #4-B-18-SP, amending the Central City Sector Plan map to MU-UC (Mixed Use-Urban Corridor) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment,

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: