CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-10-PA Related File Number: 4-E-10-RZ

Application Filed: 2/22/2010 Date of Revision:

Applicant: R. SCOTT CARPENTER / 846 NORTH CENTRAL LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side N. Central St., northwest side Fulton Pl., west side Irwin St.

Other Parcel Info.:

Tax ID Number: 94 D C 005, 019, 020 Jurisdiction: City

Size of Tract: 0.3 acres

Access ibility: Access is via N. Central St., a minor arterial street with 4 lanes and 42' of pavement width within 70' of

right-of-way, Fulton Pl., a local street with 20' of pavement width within 25' of right-of-way, or Irwin St.,

a local street with 25' of pavement width within 30' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Office/retail Density:

Sector Plan: Central City Sector Plan Designation: MU-SD (MU-CC2)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This section of N. Central St. is developed with various businesses under C-3 zoning.

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

Street:

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: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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Requested Plan Category: CBD (Central Business District)

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-C-10-PA, amending the One Year Plan to CBD (Central Business District)

and recommend that City Council also adopt the plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): The central business designation allows mixed uses, which is consistent with the Broadway-Central-

Emory Place Small Area Plan, which calls for rezoning the Central Corridor to a mixed-use district, to

create higher-intensity uses, such as offices, medium density residential or retail.

Comments: ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

N. Central St. may be improved at some point in the future with the development of a form based

zoning code for the area.

ERROR OR OMISSION IN CURRENT PLAN:

The Central City Sector Plan, as amended by the recently adopted Broadway-Central-Emory Place Small Area Plan, shows this property within a mixed use area, which will be placed under form based zoning, but does not specify which zones are appropriate in the interim before the form based codes are approved. The Broadway-Central-Emory Place Small Area Plan specifies that the Central Corridor

be rezoned for mixed uses (see attached excerpt from the plan).

CHANGES IN GOVERNMENT POLICY:

When the form based zoning is developed for the Central St. corridor, it will allow a mix of uses, subject to meeting certain development form requirements, such as height and build-to lines. The CBD designation is more consistent with the form-based policies than the existing general commercial

designation.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Traffic trends in the area may change with the implementation of the redevelopment portion of the Broadway-Central-Emory Place Small Area Plan. Development trends may also change because of the improved street, as well as from the implementation of the form based zoning code in the future.

Action: Approved Meeting Date: 4/8/2010

Details of Action:

Summary of Action: CBD (Central Business District)

Date of Approval: 4/8/2010 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: 5/4/2010 Date of Legislative Action, Second Reading: 5/18/2010

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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