

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-C-17-SP  
**Application Filed:** 1/18/2017  
**Applicant:** BOB HUTCHISON

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northeast side Central Avenue Pike, southeast of Elyria Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 I A 014 & 027 **Jurisdiction:** City  
**Size of Tract:** 1.3 acres  
**Accessibility:** Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Commercial **Density:**  
**Sector Plan:** North City **Sector Plan Designation:** MU-SD (NC15)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with a mix of uses, under various zoning districts, including C-6, O-1, R-2, C-3, R-1 and R-1A.

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

**Street:** 4416 Central Avenue Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of GC sector plan designation from the northwest  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District) (NC-15)  
**Requested Plan Category:** GC (General 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.:

## ***MPC ACTION AND DISPOSITION***

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** ADOPT RESOLUTION #4-C-17-SP, amending the North City Sector Plan to GC (General Commercial), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

**Staff Recomm. (Full):** General commercial uses at this location would be a logical extension of the plan designation from the northwest. The surrounding area is developed with a mix of uses that would be compatible with general commercial uses.

**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 to Central Avenue Pike., but it 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 proposes mixed uses for the site, not including C-6. However the subject property is not desirable for R-2 uses and is directly adjacent to a business developed under C-6 zoning.

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

With the established commercial zoning pattern to the northwest and the surrounding commercial, office and medium density residential uses, commercial uses and zoning are appropriate for the subject property in this area.

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

No new information has become available to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for commercial uses.

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:** 4/13/2017

**Details of Action:**

**Summary of Action:** ADOPT RESOLUTION #4-C-17-SP, amending the North City Sector Plan to GC (General Commercial), and recommend the Knoxville City Council also approve the sector plan amendment.

Date of Approval: 4/13/2017

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: 5/9/2017

Date of Legislative Action, Second Reading: 5/23/2017

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: