

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-C-18-PA **Related File Number:** 4-E-18-RZ  
**Application Filed:** 2/5/2018 **Date of Revision:**  
**Applicant:** B.J. MURRIAN

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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#### PROPERTY INFORMATION

**General Location:** Northeast side Johnston St., northwest of Heiskell Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 H E 014 **Jurisdiction:** City  
**Size of Tract:** 5500 square feet  
**Accessibility:** Access is via Johnston St., a minor collector street with 30' of pavement width within 45' of right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Detached residence **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** NC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located on Johnston St., north of Heiskell Ave. in an area primarily developed with residential uses under R-1A/IH-1 zoning. The commercial uses in the immediate area are located to the east of the site, zoned C-3/IH-1 and C-1/IH-1.

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

**Street:** 3208 Johnston St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of TDR plan designation and R-1A/IH-1 zoning from the north  
**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** NC (Neighborhood Commercial)

Requested Plan Category: TDR (Traditional Neighborhood Residential)

### **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 TDR (Traditional Neighborhood) One Year Plan designation.

Staff Recomm. (Full): TDR is a logical extension of the plan designation from the north and will be compatible with the surrounding development and zoning pattern.

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 for neighborhood commercial uses, consistent with the current C-1 zoning.

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. Johnston St. is a minor collector street that is adequate to serve the recommended residential uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - TDR uses are well established to the north of the site. This request is an extension of those uses.

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. However, the current zoning pattern of similar or greater intensity uses has long been established in this area, so is appropriate to be extended to this site.

Action: Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE TDR (Traditional Neighborhood) 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: