

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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www.knoxmpc.org

File Number: 4-C-18-SP

Related File Number:

Application Filed: 2/5/2018

Date of Revision:

Applicant: B.J. MURRIAN

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 dwelling

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 designation 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.): ADOPT RESOLUTION #4-C-18-SP, amending the Central City Sector Plan map to TDR (Traditional Neighborhood) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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: 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. 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

TDR uses are well established to the north of the site. This request is an extension of those uses.

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. 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: ADOPT RESOLUTION #4-C-18-SP, amending the Central City Sector Plan map to TDR (Traditional Neighborhood) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: