

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-D-14-SP **Related File Number:** 4-L-14-RZ
Application Filed: 2/27/2014 **Date of Revision:**
Applicant: DALE THOMPSON

PROPERTY INFORMATION

General Location: Northwest side Keith Ave., southeast side Virginia Ave., northeast of Schofield St.
Other Parcel Info.:
Tax ID Number: 94 H F 002 & 033 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Current access to these sites is Keith Ave., a major collector street with 32-35' of pavement width within 60' of right-of-way, or Virginia Ave., a local street with 30' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail/commercial **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the edge of an established commercial node at the intersection of Western Ave., Schofield St. and Keith Ave., zoned C-3.

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

Street: 2233 Keith Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of C from the southwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (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-D-14-SP, amending the Central City Sector Plan to C (Commercial) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Commercial uses will be compatible with the scale and intensity of surrounding development and zoning. The proposal is consistent with the current One Year Plan designation for parcel 33. This is a logical extension of commercial uses to the northeast.

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:

Western Avenue is being realigned to the north and will encroach into the applicant's C-3 zoned properties to the southwest. It appears that most of parking for those established commercial uses will become part of the new Western Ave. right-of-way. Allowing this proposed commercial extension will replace the commercial property that the applicant is losing due to the road project. A rough sketch of the Western Avenue improvement plan in this area is attached. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the two sites to the southwest for commercial uses. Because of the Western Avenue realignment to the north, it is reasonable to extend commercial uses one lot to the northeast, as proposed, to replace the commercial area that will become part of the Western Avenue right-of-way in the near future.

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

The adjacent commercial node at Keith Ave. and Western Ave. is well-established. The proposed extension of commercial uses to the northeast is reasonable to maintain enough land for the established businesses and parking.

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

The adjacent property to the southwest is zoned commercial and developed with businesses, so commercial use of this site would be a compatible extension of that use.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: ADOPT RESOLUTION # 4-D-14-SP, amending the Central City Sector Plan to C (Commercial) and recommend that City Council also adopt the amendment.

Date of Approval: 4/10/2014

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: 5/13/2014

Date of Legislative Action, Second Reading: 5/27/2014

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: