

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH 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-D-17-SP
Application Filed: 2/27/2017
Applicant: ECG MARTIN MILL LP

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side E. Martin Mill Pike, northwest side Lippencott St.
Other Parcel Info.:
Tax ID Number: 109 A K 00202 & 007 **Jurisdiction:** City
Size of Tract: 6.4 acres
Accessibility: Access is via E. Martin Mill Pike, a minor collector street with 22' of pavement width within 35-50' of right-of-way, or Lippencott St., a minor collector street with 20' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 30 du/ac
Sector Plan: South City **Sector Plan Designation:** MU-SD (SC-4) & MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located between commercial business to the west along Chapman Hwy., zoned C-4, and residential development to the south and east, zoned R-2.

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

Street: 2712 E Martin Mill Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) and MU-SD (Mixed Use Special District) (SC-4)

Requested Plan Category: HDR (High Density 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-D-17-SP, amending the South City Sector Plan to HDR (High Density Residential), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full): This site is located in the vicinity of other attached multi-dwelling development and is close to Chapman Hwy., where transit service is available, as well as having commercial services within walking distance. The location is appropriate for high density residential development.

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 E. Martin Mill Pike or Lippencott St., but the streets are adequate to serve the recommended commercial uses. There is a traffic signal at the intersection of Lippencott St. and Chapman Hwy. to allow easier access to the main thoroughfare in the area. 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 sector plan designates the site for MDR (Medium Density Residential) uses, recognizing that the current C-4 zoning of the site is not appropriate. High density residential is also appropriate for this site, based on its location.

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

No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density residential 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. The current zoning pattern of higher intensity residential uses has long been established in this area, making this site appropriate for high density residential 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: 5/11/2017

Details of Action:

Summary of Action: ADOPT RESOLUTION #4-D-17-SP, amending the South City Sector Plan to HDR (High Density Residential), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Date of Approval: 5/11/2017 **Date of Denial:** **Postponements:** 4/13/2017

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/6/2017

Date of Legislative Action, Second Reading: 7/6/2017

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: