

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-D-18-PA **Related File Number:**
Application Filed: 2/23/2018 **Date of Revision:**
Applicant: WARD LAND SURVEYING, LLC

PROPERTY INFORMATION

General Location: West side Unaka St., north side Logan Ave.
Other Parcel Info.:
Tax ID Number: 94 K V 013 **Jurisdiction:** City
Size of Tract: 8100 square feet
Accessibility: Access is via Logan Ave., a local street with 13' of pavement width within 65' of right-of-way or Unaka St., a local street with 19' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Mixed uses **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC14)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of office, commercial and light industrial uses under O-1, C-3, C-4 and I-2 zoning.

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

Street: 603 Unaka St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (MU-CC14)
Requested Plan Category: MU-UC (Mixed Use Urban Corridor)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): DENY the requested MU-UC (Mixed Use Urban Corridor) One Year Plan designation.

Staff Recomm. (Full): There is no justification to amend the One Year Plan at this location. The MU-UC designation is for properties fronting on or associated with Western Ave. to the north. This site is a stand-alone site located on two substandard streets that should be maintained as part of the existing mixed use special district. See attached except from sector plan with description of the MU-SD (MU-CC14). This district recommends light industrial, office and general commercial uses only. The proposed use for this site is for residential.

Comments: The applicant is seeking a change to the One Year Plan to MU-UC, which allows consideration of residential uses. The intent is to propose residential uses under the existing C-3 zoning, which requires use on review approval by MPC. However, the plan for the area does not propose residential uses for this site, so MPC staff would not accept a residential plan for use on review approval unless the plan supports it.

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 - The One Year Plan appropriately designates this site within a MU-SD (NU-CC14), which allows office, general commercial or light industrial uses, consistent with the current C-3 zoning. This site is not appropriate to be redesignated on the plan for residential uses, regardless of the proposed land use designation.

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 made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public policy that warrants the requested amendment to the One Year Plan.

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 that would reveal the need for a plan amendment at this particular location.

Action: Denied Meeting Date: 4/12/2018

Details of Action:

Summary of Action: DENY the requested MU-UC (Mixed Use Urban Corridor) One Year Plan designation.

Date of Approval: Date of Denial: 4/12/2018 Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: