CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-E-14-PA Related File Number:

Application Filed: 2/27/2014 Date of Revision:

Applicant: DALE THOMPSON



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

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 001 & 002 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 GC from the southwest and southeast

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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Requested Plan Category: GC (General 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.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

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 sector plan designation for parcel 1. This is a logical extension of commercial uses to the north, warranted by the encroachment of Western Avenue

onto the existing C-3 zoned properties.

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 - The One Year Plan does not currently recognize the C-3 zoning on

parcel 1. GC is a logical extension to parcel 2.

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 - 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.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - 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.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - 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. The sector plan already proposes commercial uses for parcel 1 and staff is recommending approval of commercial for parcel 2. The associated sector plan amendment and rezoning requests are also on this agenda (4-D-14-SP/4-L-14-RZ).

Action: Approved Meeting Date: 4/10/2014

Details of Action:

Summary of Action: GC (General Commercial) One Year Plan designation.

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: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

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If "Other":	If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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