

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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-F-18-PA **Related File Number:** 4-R-18-RZ
Application Filed: 3/2/2018 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side Laurel Ave., southwest side Eighteenth St.
Other Parcel Info.:
Tax ID Number: 94 N L 025-027 **Jurisdiction:** City
Size of Tract: 15000 square feet
Accessibility: Access is via Laurel Ave., a local street with 25' of pavement width within 50' of right-of-way, or Eighteenth St., a local street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office and vacant
Surrounding Land Use:
Proposed Use: Parking **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD (MU-CC18)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in the Fort Sanders area near Fort Sanders Hospital facilities and residential uses, under a mix of O-1, O-2 and R-2 zoning.

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

Street: 1805 Laurel Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-2 (Civic and Institutional)
Previous Requests: None noted
Extension of Zone: Yes, extension of O plan designation from the north, south and west and O-2 zoning from the west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (MU-CC18)
Requested Plan Category: O (Office)

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 O (Office) One Year Plan designation.

Staff Recomm. (Full):

Office uses at this location represent a logical extension of the plan designation from the north, south and west. Office uses for this site would be compatible with the surrounding development and zoning pattern.

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 - There are no apparent errors in the plan. The current plan proposes O uses for part of the site, consistent with the proposed O-2 zoning. The remaining two parcels are current designated as MU-SD (MU-CC18), which does not permit consideration of O-2 zoning. The applicant is seeking to extend the office designation two parcels to the east to allow consideration of O-2 zoning, which is already established on a large parcel to the west.

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 recently made to the local streets that provide access to the site., but it is adequate to serve the recommended office uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established office zoning pattern to the west and the surrounding office and medium density residential uses, office uses and zoning are appropriate for the subject property in this mixed use area.

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 to reveal the need for a plan amendment, but the current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for office uses.

Action:

Approved

Meeting Date: 4/12/2018

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: