

sector. The Fort Sanders neighborhood is one of the most densely populated areas of this City, and the sector plan explains how it is an ideal location for residents due to its proximity to downtown, two regional hospitals and the flagship campus of the University of Tennessee.

2. Since the sector plan was adopted, residential development has continued apace in the Fort Sanders community. Despite this dense and increasing population, neighborhood-scale commercial services targeted to residents have remained limited. Most commercial development has been more intensive and concentrated along the Cumberland Ave corridor west of the University of Tennessee campus.

3. Integrated commercial amenities in the residential areas are so precious that the Fort Sanders Neighborhood Plan, which is incorporated into the Central City Sector Plan, states, "Small 'mom & pop' groceries (e.g. '13th Street' and IGA on 18th Street) are essential and should be continued as commercial uses within the residential districts." The historic IGA grocery store has been closed and vacant for over a decade now. The historic building, built in 1923, is now owned by the Fort Sanders Regional Medical Center and zoned INST (Institutional), making the return of market services here highly unlikely. Fortunately, the Corner Market on 13th is still in operation. The subject property for this plan amendment request is next to this grocery store across Bridge Avenue.

4. Considering the neighborhood plan's explicit support for maintaining residential commercial services, and the subsequent loss of these services, staff recommends approving the requested sector plan amendment from the MDR land use classification to the NC land use classification. The subject property's location next to one of the few remaining residentially integrated stores and among growing multi-family and student housing could help form a neighborhood commercial node to enhance and preserve this amenity for Fort Sanders residents.

Action: Approved **Meeting Date:** 4/11/2024

Details of Action:

Summary of Action: Approve the sector plan amendment to the NC (Neighborhood Commercial) land use classification because it is compatible with surrounding development.

Date of Approval: 4/11/2024 **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Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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: 5/14/2024

Date of Legislative Action, Second Reading: 5/28/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: