

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 4-H-18-SP

Related File Number:

Application Filed: 2/26/2018

Date of Revision:

Applicant: RIYANS LLC

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
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PROPERTY INFORMATION

General Location: Northeast side Thirteenth St., northwest side Bridge Ave.

Other Parcel Info.:

Tax ID Number: 94 L M 027

Jurisdiction: City

Size of Tract: 1900 square feet

Accessibility: Access is via Thirteenth St., a local street with 29' of pavement width within 40' of right-of-way, or Bridge Ave., a local street with 31' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail market

Surrounding Land Use:

Proposed Use: Package store

Density:

Sector Plan: Central City

Sector Plan Designation: MDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The surrounding area is developed with apartment housing, zoned R-3/NC-1.

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

Street: 310 Thirteenth St

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay)

Former Zoning:

Requested Zoning: C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

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.): DENY the requested GC (General Commercial) sector plan designation.

Staff Recomm. (Full): No conditions have changed that warrant amendment of the sector plan map for this site. The current R-3/NC-1 zoning is consistent with the plan and gives the applicant reasonable use of the property, which has already been operating as a legal non-conforming business since at least the 1970's, according to the applicant. Approval of this request would represent a spot plan amendment with no reasonable justification to warrant the change.

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

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan appropriately designates this site for MDR (Medium Density Residential) uses, consistent with the current R-3/NC-1 zoning. This site is located in the middle of an established neighborhood that is consistently zoned R-3/NC-1.

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

There has been no change in public policy that warrants the requested amendment to the One Year Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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.

Action: Approved

Meeting Date: 4/12/2018

Details of Action: APPROVE NC (Neighborhood Commercial) sector plan designation.

Summary of Action: APPROVE NC (Neighborhood Commercial) sector 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: