

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-I-18-SP **Related File Number:**
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 & 026 **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 land
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
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (MUCC-18)
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.): ADOPT RESOLUTION #4-I-18-SP, amending the Central City Sector Plan map to O (Office) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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: 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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

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.

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

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: ADOPT RESOLUTION #4-I-18-SP, amending the Central City Sector Plan map to O (Office) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: