CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



Application Filed: 2/28/2022 Date of Revision:

Applicant: KNOXVILLE COLLEGE C/O/ LEONARD ADAMS



PROPERTY INFORMATION

General Location: West side of College Street, south side of Mississippi Avenue, east of Ridgebrook Lane

Other Parcel Info.:

Tax ID Number: 94 G B 28, 29, 30, 31, 32 & OTHER: 094GG010 (PART OF **Jurisdiction:** City

Size of Tract: 11.7 acres

Access is via College Street, a minor collector with a pavement width of 24-ft within a right-of-way width

of 60-ft. Access is also via Mississippi Avenue, a local street, with a pavement width of 18-ft within a

right-of-way width of 33-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/quasi-public

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: PP (Public Parks and Refuges), CI (Civic/Institution

Growth Policy Plan:

Neighborhood Context: This is the northernmost part of the Knoxville College campus that is adjacent to the Mechanicsville

neighborhood, the Ridgebrook Apartments, and the Malcolm-Martin park and greenway and the Ed

Cothern Pool.

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

Street: 927 Knoxville College Drive, 0 Mississippi Avenue & 0 Western Avenue

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: INST (Institutional) & RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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Current Plan Category: PP (Public Parks and Refuges) & TDR (Traditional Neighborhood Residential)

Requested Plan Category: MDR/O (Medium Density Residential/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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Approve the sector plan amendment to MDR/O (Medium Density Residential / Office) because it meets Staff Recomm. (Abbr.):

the location criteria of the land use classification.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of

these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though there have been no significant changes in conditions in this area, the subject property is adjacent to an existing apartment complex, a public park and is part of the Knoxville College campus.

2. The site is served by both sidewalks, transit and connects to the adjacent park greenway.

3. The subject property is also within the Parental Responsibility Zone for Maynard Elementary School.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property is well served by transit, sidewalks and a within walking distance to a public park and the Knoxville College campus.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a obvious or significant error or omission in the sector plan. However, the sector plan could have considered MDR/O originally to allow for additional development options that are also transisitional in nature, like multifamily and office.

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

1. Increasing residential housing options that are served by transit continues to be a trend in

development to help alleviate traffic congestion.

2. If the trip generation for a proposed residential development reaches 750 daily trips a transportation impact study will be required as part of the development process.

Action: Approved Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR/O (Medium Density Residential / Office) because it meets

the location criteria of the land use classification.

Date of Approval: 4/14/2022 **Date of Denial:** Postponements:

Date of Withdrawal:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action, Second Reading: 5/31/2022 Date of Legislative Action: 5/17/2022

Ordinance Number: Other Ordinance Number References: O-76-2022

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

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If "Other":	If "Other":
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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