CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 5-E-14-SP Related File Number: 5-J-14-RZ

Application Filed: 3/24/2014 Date of Revision:

Applicant: CITY OF KNOXVILLE COMMUNITY DEVELOPMENT



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side New York Ave., northeast side Burnside St.

Other Parcel Info.:

Tax ID Number: 81 O B 016 Jurisdiction: City

Size of Tract: 20250 square feet

Accessibility: Access is via New York Ave., a local street with 35' of pavement width within 50' of right-of-way, or

Burnside St., a local street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Fire station and former daycare/library

Surrounding Land Use:

Proposed Use: Medical offices Density:

Sector Plan: Central City Sector Plan Designation: LDR

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

Neighborhood Context: This site is located with the Lonsdale neighborhood, which is primarily developed with low density

residential uses under R-1A/IH-1 zoning. To the south is the Gerdau Ameristeel facility, zoned I-4.

There are several spots of commercial or office zoning within the neighborhood.

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

Street: 1212 New York Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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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 # 5-E-14-SP, amending the Central City Sector Plan to O (Office) and

recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Office uses are appropriate for this site, which is already developed with non-residential uses. Office

uses will be compatible with the surrounding land uses and zoning,

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 recently to area roads. A house (former daycare facility) and a City of Knoxville Fire Station are located on the subject property. Public water and sewer utilities are available to serve the site. Office uses would be similar in intensity to the existing development.

The roads are sufficient to handle the traffic generated by office use.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the two sites to the southwest for low density uses, consistent with the existing zoning. However, a fire station and former child daycare facility are located on the site, which are not residential uses. An office designation is more appropriate for the subject property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

DEVELOPMENT IN CERTAIN AREAS:

With the location of the fire station at this site, non-residential usage has long been established at this

location.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

Since the site is already developed with non-residential uses and it is appropriately located on a street

corner at the edge of the neighborhood, it is an appropriate location for office uses.

Action: Approved Meeting Date: 5/8/2014

Details of Action:

Summary of Action: O (Office)

Date of Approval: 5/8/2014 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: 6/10/2014 Date of Legislative Action, Second Reading: 6/24/2014

Ordinance Number: Other Ordinance Number References:

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

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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