

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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

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File Number: 7-A-10-PA **Related File Number:** 7-B-10-RZ
Application Filed: 5/14/2010 **Date of Revision:**
Applicant: MAURICE D. HUNDLEY

PROPERTY INFORMATION

General Location: Southeast side Beaumont Ave., southwest side Boyd St.
Other Parcel Info.:
Tax ID Number: 94 C Q 002 **Jurisdiction:** City
Size of Tract: 9150 square feet
Accessibility: Access is via Beaumont Ave., a major collector street with 26' of pavement width within 50' of right-of-way, or Boyd St., a local street with 35' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Beauty shop
Surrounding Land Use:
Proposed Use: Beauty shop **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with residential uses and a school, under R-1A and R-2 zoning. Commercial uses are located to the east near the Baxter Ave./I-275 interchange, zoned C-1 and C-3.

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

Street: 1200 Beaumont Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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.):

RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

Staff Recomm. (Full):

Office uses are appropriate at this location, which is across the street from a school, adjacent to, but not across from residential uses, in the vicinity of neighborhood commercial uses and has access to a major collector street.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements to Beaumont Ave. or Boyd St. have occurred in recent years. The streets are sufficient to accommodate office use of the site.

B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes neighborhood commercial (NC) uses to the east of the site, on the north and south sides of Beaumont Ave. and east side of McSpadden St. Staff would likely support an extension of the NC designation to Boyd St. for property fronting on the south side of Beaumont Ave. The large property that fronts Beaumont Ave. on the block between McSpadden St. and Boyd St. was once used for a restaurant. The site is currently paved and has a commercial building located on it. The site sits at a slightly higher elevation than the houses to the southeast which helps to minimize the impact to adjacent residential uses.

C. CHANGES IN GOVERNMENT POLICY - The property is situated along Beaumont Ave., a major collector street, so no additional traffic will be generated through residential streets, making this location viable for office use. There are commercial uses located to the east, closer to the Baxter Ave./I-275 interchange. There is C-1 zoned property located one block to the northeast (about 400 feet) on the north side of Beaumont Ave.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Beaumont Ave. has 5 different parcels that are zoned either C-1 or C-3 west of the interchange at Elm St. The trend may be for this to continue. Staff is of the opinion that neighborhood commercial uses would be appropriate to be extended along the south side of Beaumont Ave. west to Boyd St. A school and residences are located on the north side of the street. With the proposed office use for the subject property on the west side of Boyd St., an appropriate transition would be established between the commercial to the east and residential to the west. This would establish a stopping point for commercial uses extending further west along Beaumont Ave.

Action:

Approved

Meeting Date: 7/8/2010

Details of Action:

Summary of Action:

O (Office)

Date of Approval:

7/8/2010

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:

8/10/2010

Date of Legislative Action, Second Reading: 8/24/2010

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: