

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-17-PA **Related File Number:** 7-A-17-RZ
Application Filed: 4/20/2017 **Date of Revision:**
Applicant: SYCAMORE SIGN SERVICE

PROPERTY INFORMATION

General Location: Northeast side Riverside Dr., southeast of Holston Hills Rd.
Other Parcel Info.:
Tax ID Number: 96 01004 **Jurisdiction:** City
Size of Tract: 1.88 acres
Accessibility: Access is via Riverside Dr., a local street with 26' of pavement within a right-of-way with varied widths.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Surface parking for adjacent business **Density:**
Sector Plan: East City **Sector Plan Designation:** CI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This location is near the end of Riverside Dr. has agricultural and commercial uses in the A-1, A and CB zones.

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

Street: 3307 Riverside Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property rezoned to A-1 (General Agricultural) on April 16, 1991.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic Institutional)
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: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): The GC (General Commercial) One Year Plan designation is appropriate for this subject property because of its unique location between the railroad right-of-way, agricultural property owned and operated by the University of Tennessee, and adjacent commercially zoned property in the County. GC (General Commercial) uses are consistent with the surrounding development and zoning pattern.

Comments: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A.AN ERROR IN THE PLAN - GC (General Commercial) One Year Plan designation allows appropriate commercial zoning within the City limits next to existing CB (Business and Manufacturing Zone) in the County. The C-3 (General Commercial) zone will allow the adjacent commercial business in the County to utilize this thin strip of land for purposes of operating their business which is not possible under the current A-1 (General Agricultural) zoning.

B.A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made along this section of Riverside Dr. Public water and sewer utilities are available to serve the site.

C.A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There are no known changes to public policy that were unanticipated by the plan.

D.NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The subject property is a thin strip of land between the current and old Riverside Dr. right-of-ways, as well as being separated from the nearest residential area by a railroad right-of-way. The property is also adjacent to a large farm owned and operated by the University of Tennessee and private commercial businesses operated in the County. The current CI (Civic and Institutional) designation is meant for governmental and quasi-governmental entities, which the large UT owned property is; however, since the subject property is privately owned, the CI land use designation is not appropriate and should be changed. The applicant recently purchased the property from the University of Tennessee.

Action: Approved

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: GC (General Commercial)

Date of Approval: 7/13/2017

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: 8/15/2017

Date of Legislative Action, Second Reading: 8/29/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: