

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST 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: 7-A-17-SP
Application Filed: 4/20/2017
Applicant: SYCAMORE SIGN SERVICE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side Riverside Dr., southeast of Holston Hills Rd.
Other Parcel Info.:
Tax ID Number: 96 010041 **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: None noted.

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.):** ADOPT RESOLUTION #7-A-17-SP, amending the East City Sector Plan from CI (Civic Institutional) to GC (General Commercial), and recommend that Knoxville City Council approve the sector plan amendment. (See resolution, Exhibit A)**Staff Recomm. (Full):** The GC (General Commercial) sector 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:** 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 road or utility improvements have been made recently in the area. No significant increase of traffic is anticipated by changing the zoning for the property to commercial because of its size and shape.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently recommends CI (Civic and Institutional) uses for the subject property. The University of Tennessee owned the property when the East City Sector Plan was last updated, which is why it was given the CI designation. Now that the property has been sold a private business, the land use classification should be changed to an appropriate designation.

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

There are no known changes to public policy that were unanticipated by the plan.

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

The adjacent business to the east, which is also owned by the applicant, is zoned CB in the County. GC (General Commercial) uses are consistent with the surrounding development and zoning pattern.

Action: Approved**Meeting Date:** 7/13/2017**Details of Action:****Summary of Action:** ADOPT 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: