

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-B-12-PA **Related File Number:** 7-B-12-RZ
Application Filed: 5/18/2012 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: North side Emoriland Blvd., east side N. Broadway
Other Parcel Info.:
Tax ID Number: 69 L H 017 & 018 **Jurisdiction:** City
Size of Tract: 0.65 acres
Accessibility: Access is via Emoriland Blvd., a local street with 2 lanes and a center median within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential property is at the entrance to the Emoriland residential subdivision from N. Broadway. The subdivision is zoned R-1/NC-1.

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

Street: 1517 Emoriland Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / H-1 (Historic Overlay) and F-1 (Floodway) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) / H-1 (Historic Overlay) and F-1 (Floodway) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR from the northeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) & F (Floodway)
Requested Plan Category: LDR (Low Density Residential) & F (Floodway)

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 LDR (Low Density Residential) and F (Floodway) One Year Plan designation.

Staff Recomm. (Full):

Both of the subject parcels are under the same ownership, with a historic house located on parcel 17. This amendment will bring the One Year Plan into consistency with the current and proposed future residential use of the subject property.

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 have been made to N. Broadway or Emoriland Blvd.
 B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes general commercial uses for this area, consistent with the current C-3 zoning. Staff has recommended amending the plan to 'low density residential', as this designation is consistent with both the existing and proposed residential use of the subject property.
 C. CHANGES IN GOVERNMENT POLICY - No changes in government policy impact this proposal. With the City's purchase of the property to the south and elimination of the business and parking lot that were previously located on the other side of Emoriland Blvd., commercial uses are no longer appropriate at this location. This site is at the entrance from Broadway to a residential neighborhood.
 D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - This site has been zoned C-3 for many years along with the property to the south, across Emoriland Blvd. A historic residential structure is located on the subject property, so LDR is a more appropriate for this site.

Action:

Approved

Meeting Date: 7/12/2012

Details of Action:

Summary of Action:

LDR (Low Density Residential) and F (Floodway)

Date of Approval:

7/12/2012

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:

8/7/2012

Date of Legislative Action, Second Reading: 8/21/2012

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: