

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL 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

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File Number: 7-B-14-SP **Related File Number:**
Application Filed: 5/22/2014 **Date of Revision:** 6/23/2014
Applicant: HAND PARTNERSHIP, L.P.

PROPERTY INFORMATION

General Location: South side Atlantic Ave., north side Radford Pl., west side Metler St.
Other Parcel Info.:
Tax ID Number: 81 G B 010-016, 01001 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Atlantic Ave., a major collector street with 25' of pavement width within 40' of right-of-way, Metler St., a local street with 21' of pavement width within 45' of right-of-way, or Radford Pl., a local street with 23' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two dwellings and vacant land
Surrounding Land Use:
Proposed Use: Business expansion **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Atlantic Ave. is primarily developed with residential uses under R-2 zoning. Several large light and general industrial uses are located to the south, zoned I-3 and I-4.

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

Street: 250 Atlantic Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: Yes, extension of LI plan designation from the south and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: LI (Light Industrial)

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 #7-B-14-SP, amending the Central City Sector Plan to LI (Light Industrial) for a portion of the site and recommend that Knoxville City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): See attached 'MPC staff recommendation' map for recommended area for plan amendment. Light industrial uses are appropriate south of the alley. If light industrial uses extend north to Atlantic Ave., as requested, it would allow incompatible light industrial uses to be placed directly across the street from and adjacent to residential uses, interrupting the residential development pattern established along this section of Atlantic Ave. If the Planning Commission is inclined to recommend rezoning of the entire site, as requested, the LI plan designation would have to be approved for the entire site and staff would recommend I-1 zoning, rather than the requested I-3.

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 recently made to any of the access streets to the site, but they are adequate to serve a small expansion of light industrial uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current plan proposes LDR uses for the site, which is not consistent with the current R-2/IH-1 zoning in place. R-2 zoning allows multi-dwelling attached residential development, which constitutes MDR (Medium Density Residential) development. However, the residential development in the area appears to be primarily detached dwellings on individual lots, consistent with the current LDR designation. Since the alley is located to the rear of the residential properties on Atlantic Ave., it would be appropriate for the proposed light industrial uses to back up to the houses on the other side of the alley. The houses located along Atlantic Ave. are oriented toward Atlantic Ave., not the alley, so the recommended plan amendment would not result in incompatible uses facing each other. This is the same zoning and development pattern that is in place to the east on similar properties.

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

With the established light industrial development pattern to the south and east, the recommended extension of LI uses is appropriate.

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

No new information has become available to reveal the need for a plan amendment, but the recommended plan amendment is consistent with the future land use and zoning pattern to the east.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved **Meeting Date:** 8/14/2014

Details of Action: ADOPT RESOLUTION #7-B-14-SP, amending the Central City Sector Plan to LI (Light Industrial) and recommend that Knoxville City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Summary of Action: LI (Light Industrial) for the entire site and recommend the Knoxville City Council also adopt the sector plan amendment. The Planning Commission noted that LI for the entire site would be appropriate in allowing consideration of I-1 zoning, which is preferable over I-3. LI

Date of Approval: 8/14/2014 **Date of Denial:** **Postponements:** 7/10/14

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/16/2014

Date of Legislative Action, Second Reading: 9/30/2014

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: