

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 7-C-14-PA **Related File Number:** 7-D-14-RZ
Application Filed: 5/27/2014 **Date of Revision:**
Applicant: DANIEL HUMPHREYS

PROPERTY INFORMATION

General Location: West side N. Broadway, east side Fulton Pl., northeast of N. Central St.
Other Parcel Info.:
Tax ID Number: 94 D C 007,008,011-014 **Jurisdiction:** City
Size of Tract: 40760 square feet
Accessibility: Access is via N. Broadway, a major arterial street with 4 lanes and a center turning lane within 50' of right-of-way, or Fulton Pl., a local street with 15-25' of pavement width within 25' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses and parking
Surrounding Land Use:
Proposed Use: None listed **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area just north of downtown Knoxville is developed with a mix of commercial, residential and office uses under C-2 and C-3 zoning.

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

Street: 741 N Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-2 (Central Business District)
Previous Requests: None noted
Extension of Zone: Yes, extension of MU (GC, CBD) from the south
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: MU (Mixed Use) - (GC-General Commercial, CBD-Central Business District)

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 MU (Mixed Uses) (GC-General Commercial, CBD-Central Business District) One Year Plan designation.**Staff Recomm. (Full):** The recommended mixed use designation for this site is an extension of the same designation from the south.**Comments:** ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)
A. AN ERROR IN THE PLAN - The One Year Plan designates the site for general commercial uses, consistent with the current C-3 zoning in place. However, the site is adjacent to other sites designated for mixed uses, including central business, to the south.

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 made in the vicinity of this site. The existing infrastructure supports the proposed C-2 development.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - Several properties in the immediate area have been rezoned from C-3 to C-2 to allow for mixed use development. This amendment is an extension of central business uses from the south.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The sector plan, as amended by the Broadway-Central-Emory Place Small Area Plan, adopted in 2007, designates the adjacent parcels to the south for mixed use, including CBD. The proposal is an appropriate extension of that designation to the north.

Action: Approved**Meeting Date:** 7/10/2014**Details of Action:****Summary of Action:** MU (Mixed Uses) (GC-General Commercial, CBD-Central Business District)**Date of Approval:** 7/10/2014**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:** 8/5/2014**Date of Legislative Action, Second Reading:** 8/19/2014**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:**