

# 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

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**File Number:** 7-D-12-SP                      **Related File Number:**  
**Application Filed:** 6/5/2012              **Date of Revision:**  
**Applicant:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

## PROPERTY INFORMATION

**General Location:** Northeast side Curie Pl., southeast side Wilson Ave., northwest side Selma Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N D 002-007, 025                      **Jurisdiction:** City  
**Size of Tract:** 1.03 acres  
**Accessibility:** Access is via Wilson Ave., a minor collector street with 30' of pavement width within 60' of right-of-way, Selma Ave., a local street with 26' of pavement width within 50' of right-of-way, or Curie Place, a one-way, local street with 21' of pavement width within 30' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling residential                      **Density:** 12 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located within a residential area, zoned R-1 and R-1A. There is also a church to the east, zoned R-1, and a park to the southwest, zoned OS-2.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

**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-D-12-SP, amending the East City Sector Plan to MDR (Medium Density Residential) and recommend that City Council also approve the sector plan amendment to make it operative. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): Medium density residential uses, if developed under RP-1 zoning, can be compatible with surrounding development and zoning. The site is located along Wilson Ave., which is classified as a minor collector street, and is adjacent to a neighborhood public park.

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 made to any of the roads surrounding this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes 'low density residential' uses for the site, consistent with the current R-1 zoning.

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

No changes in government policy impact this proposal. KCDC has identified this property for development of 12 attached dwelling units.

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

This vacant site has been identified by KCDC as a good location for medium density residential development. It is located next to a public park and has frontage on Wilson Ave., which is classified as a minor collector street. This currently undeveloped site is appropriate for higher density infill development to provide more housing opportunities for the public.

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: 7/12/2012

Details of Action:

Summary of Action: MDR (Medium Density Residential) and recommend the City Council also approve the sector plan amendment to make it operative

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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**