

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-D-14-SP                      **Related File Number:**  
**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:** NU  
**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-SD (MUCC-1) from the south  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District) (MU-CC2) and MU (Mixed Use)  
**Requested Plan Category:** MU-SD (Mixed Use Special District) (MU-CC1)

## **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-14-SP, amending the Central City Sector Plan to MU-SD (Mixed Use Special District) (MU-CC1) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Mixed uses are appropriate for this site, rather than limiting the uses to commercial only. Central business uses, as permitted under C-2 zoning, are allowed in the MU-CC1 designated area to the south. This proposal is a logical extension of those uses to the north.

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 recently to area roads. Public water and sewer utilities are available to serve the site. The roads are sufficient to handle the traffic generated by allowing mixed use development to be developed on the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the subject property for general commercial uses, consistent with the current C-3 zoning. Allowing a mix of uses, including CBD uses, as permitted under the proposed MU-CC1 designation to the sector plan is a logical extension of similar uses from the south.

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

Several sites in this general area north of downtown have been redesignated on plan maps and/or rezoned C-2 for CBD development in recent years.

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

The adjacent property to the south is already designated for MU-CC1 uses. Several properties in the general area are already zoned C-2. The proposal is an extension of the plan designation from the south and a continuation of rezonings to C-2 in the area.

Action:

Approved

Meeting Date: 7/10/2014

Details of Action:

Summary of Action:

MU-SD (Mixed Use Special District) (MU-CC1)

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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**