

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-D-16-PA

Related File Number: 7-G-16-RZ

Application Filed: 5/27/2016

Date of Revision:

Applicant: DAVID KERNS

PROPERTY INFORMATION

General Location: Southwest side Palmer St., southeast of Hawthorne Ave.

Other Parcel Info.:

Tax ID Number: 109 H A 011, 012 & 013

Jurisdiction: City

Size of Tract: 0.7 acres

Accessibility: Access is via Palmer St., a local street with 19' of pavement width within 30' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Uses permitted in C-3 zoning district

Density:

Sector Plan: South City

Sector Plan Designation: LDR w/ HP

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This property is located just west of Chapman Hwy. and the commercial uses that front on it, zoned C-4. To the west of the subject property are primarily residential uses, zoned R-2.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: C-3 (General Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: SWMUD-2 (South Waterfront Mixed Use District II)

Requested Plan Category: MU-SD (MU-SC4 - Chapman Hwy mixed use 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-SD (SC-4: Chapman Highway District) One Year Plan designation.

Staff Recomm. (Full): The SC-4 mixed use special district that is reflected on the sector plan along Chapman Hwy. is appropriate to be extended to the west to include this property. The current SWMUD-2 (South Waterfront Mixed Use District-2) designation only allows consideration of planned zoning districts. This property is too small to be developed under the existing planned zoning districts. The SC-4 mixed use special district allows consideration of either C-3 or O-1 zoning.

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 - There are no apparent errors in the plan. The current SWMUD-2 district was established in order to ensure that all new development be subject to plan approval by MPC. Therefore, only planned zoning districts may be requested in order to be consistent with the plan. The three parcels included in this request are very small, adding up to a total area of less than 1 acre. This area is not large enough to meet the regulations of the existing planned zoning districts. Staff recognizes that the subject property is directly adjacent to the rear of two restaurants that front on Chapman Hwy., making the site less desirable for typical residential development. A minor expansion of the MU-SD (SC-4) plan designation is appropriate for this site, which is in close proximity to other non-residential uses.
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 recently made to Palmer Rd., but the road capacity is adequate to serve office uses. Commercial uses and zoning should be limited to properties fronting on Chapman Hwy. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established commercial zoning pattern to the east, office uses and zoning are appropriate for the subject property as a transitional area between general commercial and residential uses.
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The commercial zoning pattern to the east and residential zoning to the west has long been established in this area, making this site appropriate for transitional office uses. The recommended MU-SD (SC-4) plan designation allows consideration of O-1 or C-3 zoning.

Action: Approved

Meeting Date: 7/14/2016

Details of Action:

Summary of Action: MU-SD (SC-4: Chapman Highway District)

Date of Approval: 7/14/2016

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: 8/16/2016

Date of Legislative Action, Second Reading: 8/30/2016

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: