

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH 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
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-D-16-SP
Application Filed: 5/27/2016
Applicant: DAVID KERNS

Related File Number:
Date of Revision:

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: Any use 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: Yes, extension of MU-SD (SC-4) designation from the east.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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.): ADOPT RESOLUTION #7-D-16-SP, amending the South City Sector Plan to MU-SD (SC-4: Chapman Highway District) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): The recommended sector plan amendment is a logical extension of the designation from the east. The mixed use special district MU-SD (SC-4: Chapman Highway District) is appropriate to be extended to include the subject property. The SC-4 mixed use special district allows consideration of either C-3 or O-1 zoning.

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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. 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.

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

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.

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

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: