

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-A-10-PA

**Related File Number:** 8-J-10-RZ

**Application Filed:** 7/6/2010

**Date of Revision:**

**Applicant:** MPC

## PROPERTY INFORMATION

**General Location:** Northwest side W. Baxter Ave., southwest of N. Central St.

**Other Parcel Info.:**

**Tax ID Number:** 81 N J 021,023-029, 02901

**Jurisdiction:** City

**Size of Tract:** 1.1 acres

**Accessibility:** Access is via W. Baxter Ave., a major collector street with 40' of pavement width within 65' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential

**Surrounding Land Use:**

**Proposed Use:** Residential

**Density:**

**Sector Plan:** Central City      **Sector Plan Designation:** Commercial

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

**Neighborhood Context:** This area is developed with a mix of uses, under C-3, C-6 and I-2 zoning. The subject parcels are either vacant or have a house located on them.

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

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)

**Former Zoning:**

**Requested Zoning:** R-1A (Low Density Residential)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Use), (LI-Light Industrial, GC-General Commercial, O-Office)

**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.):** RECOMMEND that City Council APPROVE MU-Mixed Uses (LI-Light Industrial, GC-General Commercial, O-Office, MDR-Medium Density Residential) One Year Plan designation.

**Staff Recomm. (Full):** The Knoxville City Council passed a resolution asking MPC to look at the 100 block of Baxter Ave. for a possible rezoning to residential, to allow some redevelopment of housing in the area. MPC has initiated this One Year Plan amendment application, as well as an accompanying sector plan amendment application (8-F-10-SP), so that a rezoning of the area to R-1A could be considered. Adding medium density residential uses to the mix of allowable uses is appropriate for this area, which is partially developed with residences. This amendment will bring the One Year Plan into consistency with the current and proposed future residential use of the parcels within the subject area. MDR uses would be compatible with the surrounding land uses and zoning pattern.

**Comments:** The Knoxville City Council passed a resolution asking MPC to look at the 100 block of Baxter Ave. for a possible rezoning to residential, to allow some redevelopment of housing in the area. MPC has initiated this One Year Plan amendment application, as well as an accompanying sector plan amendment application (8-F-10-SP), so that a rezoning of the area to R-1A could be considered. Since these requests were initiated as a result of a City Council resolution, the One Year Plan amendment was included despite this not being one of the normal months that One Year Plan amendments may be considered, based on the quarterly rule.

### **ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

#### **CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN**

A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements to W. Baxter Ave. have occurred in recent years. The existing streets and utilities are sufficient to accommodate the proposed use of the site.

B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes mixed uses, including light industrial, general commercial and office uses. Staff recommends adding medium density residential to the mix of uses, as this designation is consistent with both the existing and proposed use of the properties involved.

C. CHANGES IN GOVERNMENT POLICY - These applications were placed on the MPC agenda as a direct result of the passing of a City Council resolution, asking MPC staff to take a look at the 100 block of W. Baxter Ave. Within the subject area, there are three existing houses and an additional six vacant lots that are available for development/redevelopment of houses. It is appropriate to include residential within the mix of allowable uses in this area.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - This area has been zoned I-2 for light industrial uses for many years, but residential continues to be the only use desired. In order to allow future development of houses, the plan should include residential in the mix of uses.

**Action:** Approved

**Meeting Date:** 8/12/2010

### **Details of Action:**

**Summary of Action:** MU (Mixed Use), (LI-Light Industrial, GC-General Commercial, O-Office, & MDR-Medium Density Residential)

**Date of Approval:** 8/12/2010

**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:** 9/7/2010

**Date of Legislative Action, Second Reading:** 9/21/2010

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**