# CASE SUMMARY

### APPLICATION TYPE: PLAN AMENDMENT

#### **CENTRAL CITY SECTOR PLAN AMENDMENT**

File Number:	8-E-10-SP	Related File Number:	8-C-10-RZ
Application Filed:	6/11/2010	Date of Revision:	
Applicant:	RANDY J. NOLL / MPC		



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# PROPERTY INFORMATION

General Location:	Northeast side Branner St., southeast side W. Quincy Ave.		
Other Parcel Info.:			
Tax ID Number:	81 K M 001-004, 034-040	Jurisdiction:	City
Size of Tract:	1.9 acres		
Accessibility:	Access to this area is from various local streets, including W. Quincy Ave., Branner St., and Warren Ave., as well as three unnamed alleys which run between those streets.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Residential		
Surrounding Land Use:			
Proposed Use:	Residential	Density:	
Sector Plan:	Central City	Sector Plan Designation: Light Industrial	
Growth Policy Plan:	Urban Growth Area	Urban Growth Area (Inside City Limits)	
Neighborhood Context:	This site is located within an area of mixed uses. To the southeast are residential uses, zoned R-2. To the northeast are commercial uses along N. Central St., zoned C-3/IH-1, To the west are industrial uses, zoned I-4.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)
Former Zoning:	
Requested Zoning:	R-1 (Low Density Residential) / / IH-1 (Infill Housing Overlay)
Previous Requests:	
Extension of Zone:	Yes, extension of residential designation from the southeast
History of Zoning:	None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

## 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 also adopt th	City Sector Plan to MDR (Medium Density sector plan amendment. (See attached
Staff Recomm. (Full):	density residentia consistent with the adjacent commer for the accompan		Inding development and zoning, is ite and creates a transitional area between ntial uses. This sector plan change allows and will also allow other property owners
Comments:	Upon receipt of the accompanying rezoning application, MPC staff decided to initiate a sector plan amendment to address the larger area containing the subject parcel for rezoning. The area shown on the sector plan agenda map reflects an area that is developed with residential uses only and is within the IH-1 overlay, which pertains to residential development only.		
	SECTOR PLAN REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: NEW ROAD OR UTILITY IMPROVEMENTS: No known road or utility improvements have occurred recently in this area. ERROR OR OMISSION IN CURRENT PLAN: The current sector plan proposes light industrial uses for this area and it is zoned I-4/IH-1. However, the area is developed with residential uses. The proposed amendment is an extension of the existing residential plan designation from the southeast. CHANGES IN GOVERNMENT POLICY: This area is developed with residential uses and is within the IH-1 overlay, which specifically addresses residential uses. The sector plan should be amended to reflect the current and future use of the area as residential. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS: The subject area has been occupied by residential uses for some time.		
Action:	Approved		Meeting Date: 8/12/2010
Details of Action:			
Summary of Action:	MDR (Medium De	ensity 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:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved (Emergency)	Disposition of Case, Second Reading:
If "Other":		If "Other":

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: