CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 8-F-10-SP Related File Number:

Application Filed: 7/6/2010 **Date of Revision:**

Applicant: MPC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

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.

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:

Previous Requests:

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: C (Commercial)

Requested Plan Category: MDR (Medium Density Residential)

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

ADOPT RESOLUTION #8-F-10-SP, amending the Central City Sector Plan to MDR (Medium Density Staff Recomm. (Abbr.):

Residential) and recommend that City Council also adopt the sector plan amendment. (See attached

resolution, Exhibit A.)

The Knoxville City Council passed a resolution asking MPC to look at the 100 block of Baxter Medium Staff Recomm. (Full):

density residential uses are appropriate for this area, which is partially developed with residences. This amendment will bring the sector 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. Rezoning and One Year Plan amendment applications

accompany this application (8-J-10-RZ/8-A-10-PA).

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: Comments:

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.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes commercial uses for this area. Staff has recommended amending the plan to medium density residential, as this designation is consistent with both the existing and

proposed use of the properties involved. 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 of houses. Medium density residential is a more appropriate land use designation for this area than the

current commercial designation.

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 allow for

residential uses, including detached dwellings and duplexes.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by

majority vote and the amendment is operative.

Action: Approved Meeting Date: 8/12/2010

Details of Action:

MDR (Medium Density Residential) **Summary of Action:**

Date of Approval: 8/12/2010 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

9/23/2010 12:13 PM Page 2 of 3 Legislative Body: Knoxville City Council

Date of Legislative Action: 9/7/2010 Date of Legislative Action, Second Reading: 9/21/2010

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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