

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: 9-A-09-PA
Application Filed: 7/29/2009
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side Rudy St., northwest side Heiskell Ave., southwest side I-275
Other Parcel Info.:
Tax ID Number: 81 H D 001 OTHER: ADJACENT FORMER INTERCHANG **Jurisdiction:** City
Size of Tract: 0.401 acres
Accessibility: Access is via Heiskell Ave., a major collector street with 4 lanes within 50' of right of way, or Rudy St., a local street with 26' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Retail **Density:**
Sector Plan: Central City **Sector Plan Designation:** TR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial and light industrial uses, under C-3, I-2 and I-3 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of MU (GC, LI) from the north, south and west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: ROW (Major Rights of Way)
Requested Plan Category: MU (Mixed Use) (GC-General Commercial and 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.):

ADOPT resolution #9-A-09-PA, amending the Knoxville One Year Plan to MU-Mixed Use (GC-General Commercial and LI-Light Industrial) and recommend that City Council also adopt the One Year Plan amendment. (See attached Exhibit A.)

Staff Recomm. (Full):

The proposed plan amendment is a logical extension of the established MU (GC, LI) designation from the north, south and west. Commercial and light industrial uses are compatible with the surrounding development and zoning.

Comments:

This application for a One Year Plan amendment was filed by the City of Knoxville on behalf of Palace Package Store, Inc. This application accompanies the sector plan amendment and rezoning requests by Palace Package Store, Inc., which are also on this MPC agenda (9-D-09-SP/9-H-09-RZ). City Council passed a resolution on August 11, 2009 to allow the City of Knoxville to file a One Year Plan amendment application for MPC's September meeting (outside of the normal quarterly cycle). Normally, amendments to the One Year Plan may only be placed on MPC's agenda for the January, April, July and October meetings.

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.

B. ERROR OR OMISSION IN CURRENT PLAN - The subject property is no longer public right of way. It is owned privately. So, it should no longer be classified under the ROW plan designation.

C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes light industrial uses for the property, consistent with the current zoning of the site. The MU (GC, LI) designation on the subject property will accommodate the proposed C-3 zoning, which is more appropriate for this site, which is no longer public right of way, but is located adjacent to an interstate interchange.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The requested one year plan designation is an extension of the MU (GC,LI) designation to the north, south and west.

Action:

Approved

Meeting Date: 9/10/2009

Details of Action:

Summary of Action:

MU (Mixed Use) (GC-General Commercial and LI-Light Industrial)

Date of Approval:

9/10/2009

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:

10/6/2009

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":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: