

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL 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

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File Number: 9-D-09-SP **Related File Number:** 9-H-09-RZ
Application Filed: 7/27/2009 **Date of Revision:**
Applicant: PALACE PACKAGE STORE, INC.

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: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of C plan designation and C-3 zoning from the north and west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TR (Transportation)
Requested Plan Category: C (Commercial)

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-D-09-SP, amending the Central City Sector Plan to C (Commercial) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Commercial is a logical extension of the sector plan designation from the north and west. Commercial use of this site is compatible with surrounding development and zoning.

Comments:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

The adjacent I-275 interchange has been recently improved. The applicant has obtained this site that was previously TDOT right of way and is asking to extend C-3 zoning from the adjacent property.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for TR (Transportation) uses for the site. But the property is no longer public right of way and is not needed for transportation, so the requested commercial designation is appropriate.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The change in this case is the fact that the subject property is no longer public right of way and should not be designated as such. The owner of the adjacent C-3 property has asked that the already established C-3 zoning be extended to include this site.

Action:

Approved

Meeting Date: 9/10/2009

Details of Action:

Summary of Action:

C (Commercial)

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: