

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-D-16-SP

AGENDA ITEM #: 34

AGENDA DATE: 7/14/2016

▶ **APPLICANT:** DAVID KERNS

OWNER(S): David C. Kerns

TAX ID NUMBER: 109 H A 011, 012 & 013

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS:

▶ **LOCATION:** Southwest side Palmer St., southeast of Hawthorne Ave.

▶ **APPX. SIZE OF TRACT:** 0.7 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Palmer St., a local street with 19' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION:** MU-SD (MU-SC4 - Chapman Hwy mixed use district)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in C-3 zoning district

EXTENSION OF PLAN DESIGNATION: Yes, extension of MU-SD (SC-4) designation from the east.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Retail shop and vacant land / LDR with HP

South: Vacant land and house / LDR with HP

East: Restaurants / MU-SD (SC-4)

West: Residences and vacant land / LDR with HP

NEIGHBORHOOD CONTEXT This property is located just west of Chapman Hwy. and the commercial uses that front on it, zoned C-4. To the west of the subject property are primarily residential uses, zoned R-2.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #7-D-16-SP, amending the South City Sector Plan to MU-SD (SC-4: Chapman Highway District) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)**

The recommended sector plan amendment is a logical extension of the designation from the east. The mixed

use special district MU-SD (SC-4: Chapman Highway District) is appropriate to be extended to include the subject property. The SC-4 mixed use special district allows consideration of either C-3 or O-1 zoning.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made to Palmer Rd., but the road capacity is adequate to serve office uses. Commercial uses and zoning should be limited to properties fronting on Chapman Hwy. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. Staff recognizes that the subject property is directly adjacent to the rear of two restaurants that front on Chapman Hwy., making the site less desirable for typical residential development. A minor expansion of the MU-SD (SC-4) plan designation is appropriate for this site, which is in close proximity to other non-residential uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With the established commercial zoning pattern to the east, office uses and zoning are appropriate for the subject property as a transitional area between general commercial and residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The commercial zoning pattern to the east and residential zoning to the west has long been established in this area, making this site appropriate for transitional office uses. The recommended MU-SD (SC-4) plan designation allows consideration of O-1 or C-3 zoning.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/16/2016 and 8/30/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.