

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

▶ **FILE #:** 4-G-18-SP

AGENDA ITEM #: 57

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** WARD LAND SURVEYING, LLC

OWNER(S): Samuel Riyad

TAX ID NUMBER: 94 K V 013

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 603 Unaka St

▶ **LOCATION:** West side Unaka St., north side Logan Ave.

▶ **APPX. SIZE OF TRACT:** 8100 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Logan Ave., a local street with 13' of pavement width within 65' of right-of-way or Unaka St., a local street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD (Mixed Use Special District) (MU-CC14) / C-3 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION:** MU-UC (Mixed Use Urban Corridor)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Mixed uses

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Extended stay motel / MU-SD (MU-CC14)

South: Logan Ave., offices / MU-SD (MU-CC14)

East: Unaka St., vacant / MU-UC (Mixed Use Urban Corridor)

West: Extended stay motel / MU-SD (MU-CC14)

NEIGHBORHOOD CONTEXT This area is developed with a mix of office, commercial and light industrial uses under O-1, C-3, C-4 and I-2 zoning.

STAFF RECOMMENDATION:

▶ **DENY the requested MU-UC (Mixed Use Urban Corridor) sector plan designation.**

There is no justification to amend the sector plan at this location. The MU-UC designation is for properties fronting on or associated with Western Ave. to the north. This site is a stand-alone site located on two substandard streets that should be maintained as part of the existing mixed use special district. See attached

except from sector plan with description of the MU-SD (MU-CC14). This district recommends light industrial, office and general commercial uses only. The proposed use for this site is for residential.

COMMENTS:

The applicant is seeking a change to the sector plan to MU-UC, which allows consideration of residential uses. The intent is to propose residential uses under the existing C-3 zoning, which requires use on review approval by MPC. However, the plan for the area does not propose residential uses for this site, so MPC staff would not accept a residential plan for use on review approval unless the plan supports it.

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 made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan appropriately designates this site within a MU-SD (MU-CC14), which allows office, general commercial or light industrial uses, consistent with the current C-3 zoning. This site is not appropriate to be redesignated on the plan for residential uses, regardless of the proposed land use designation.

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

There has been no change in public policy that warrants the requested amendment to the sector plan.

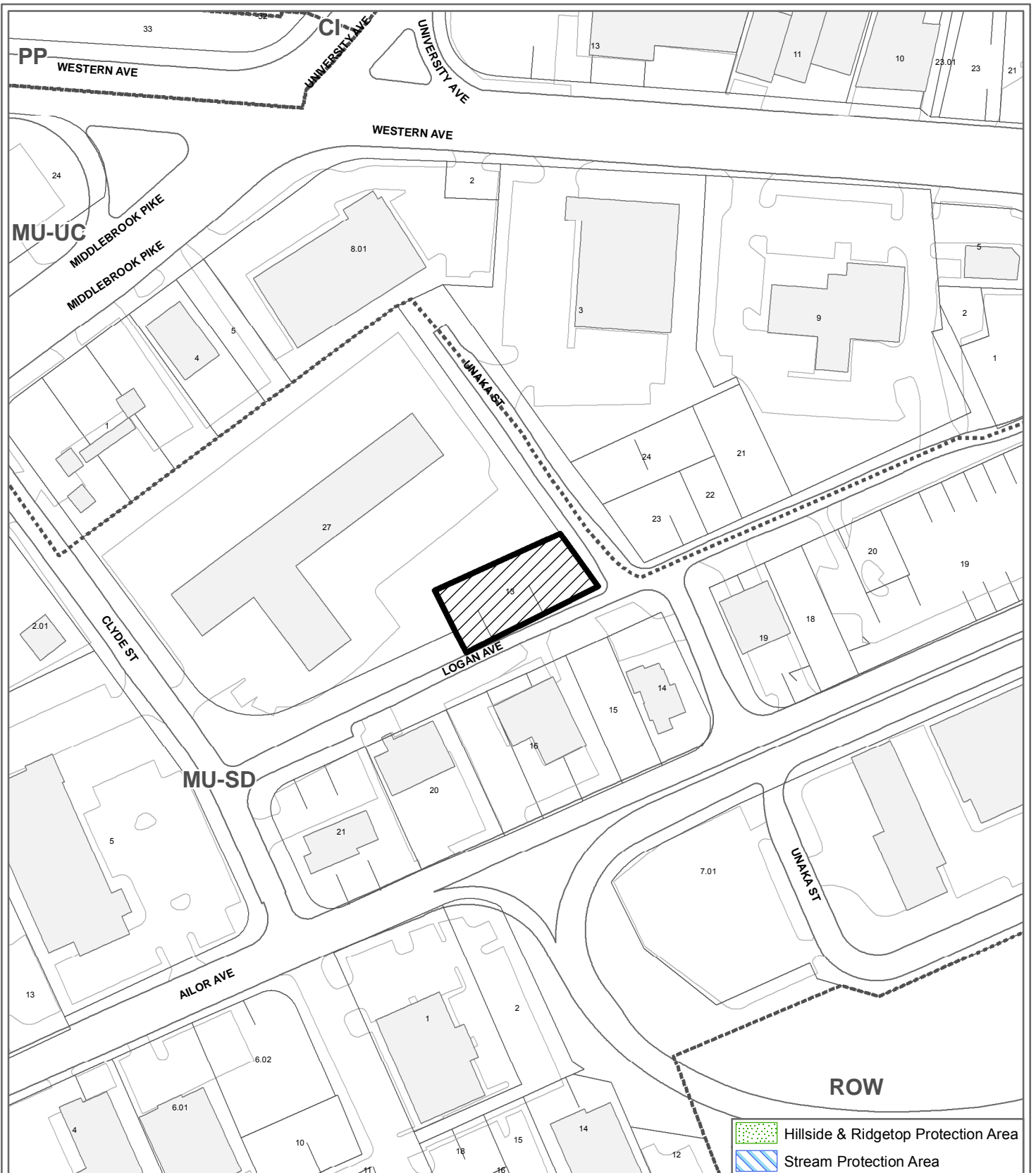
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available that would reveal the need for a plan amendment at this particular location.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2018 and 5/22/2018. 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.



**4-G-18-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: MU-SD (Mixed Use Special District) (MU-CC14)
To: MU-UC (Mixed Use Urban Corridor)



Petitioner: Ward Land Surveying, LLC

Map No: 94

Jurisdiction: City



Original Print Date: 3/19/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

▶ **FILE #:** 4-D-18-PA

AGENDA ITEM #: 57

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** WARD LAND SURVEYING, LLC

OWNER(S): Samuel Riyad

TAX ID NUMBER: 94 K V 013

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 603 Unaka St

▶ **LOCATION:** West side Unaka St., north side Logan Ave.

▶ **APPX. SIZE OF TRACT:** 8100 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Logan Ave., a local street with 13' of pavement width within 65' of right-of-way or Unaka St., a local street with 19' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD (Mixed Use Special District) (MU-CC14) / C-3 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION:** MU-UC (Mixed Use Urban Corridor)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Mixed uses

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Extended stay motel / MU-SD (MU-CC14)

South: Logan Ave., offices / MU-SD (MU-CC14)

East: Unaka St., vacant / MU-UC (Mixed Use Urban Corridor)

West: Extended stay motel / MU-SD (MU-CC14)

NEIGHBORHOOD CONTEXT This area is developed with a mix of office, commercial and light industrial uses under O-1, C-3, C-4 and I-2 zoning.

STAFF RECOMMENDATION:

▶ **DENY the requested MU-UC (Mixed Use Urban Corridor) One Year Plan designation.**

There is no justification to amend the One Year Plan at this location. The MU-UC designation is for properties fronting on or associated with Western Ave. to the north. This site is a stand-alone site located on two substandard streets that should be maintained as part of the existing mixed use special district. See attached

except from sector plan with description of the MU-SD (MU-CC14). This district recommends light industrial, office and general commercial uses only. The proposed use for this site is for residential.

COMMENTS:

The applicant is seeking a change to the One Year Plan to MU-UC, which allows consideration of residential uses. The intent is to propose residential uses under the existing C-3 zoning, which requires use on review approval by MPC. However, the plan for the area does not propose residential uses for this site, so MPC staff would not accept a residential plan for use on review approval unless the plan supports it.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. **AN ERROR IN THE PLAN** - The One Year Plan appropriately designates this site within a MU-SD (MU-CC14), which allows office, general commercial or light industrial uses, consistent with the current C-3 zoning. This site is not appropriate to be redesignated on the plan for residential uses, regardless of the proposed land use designation.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

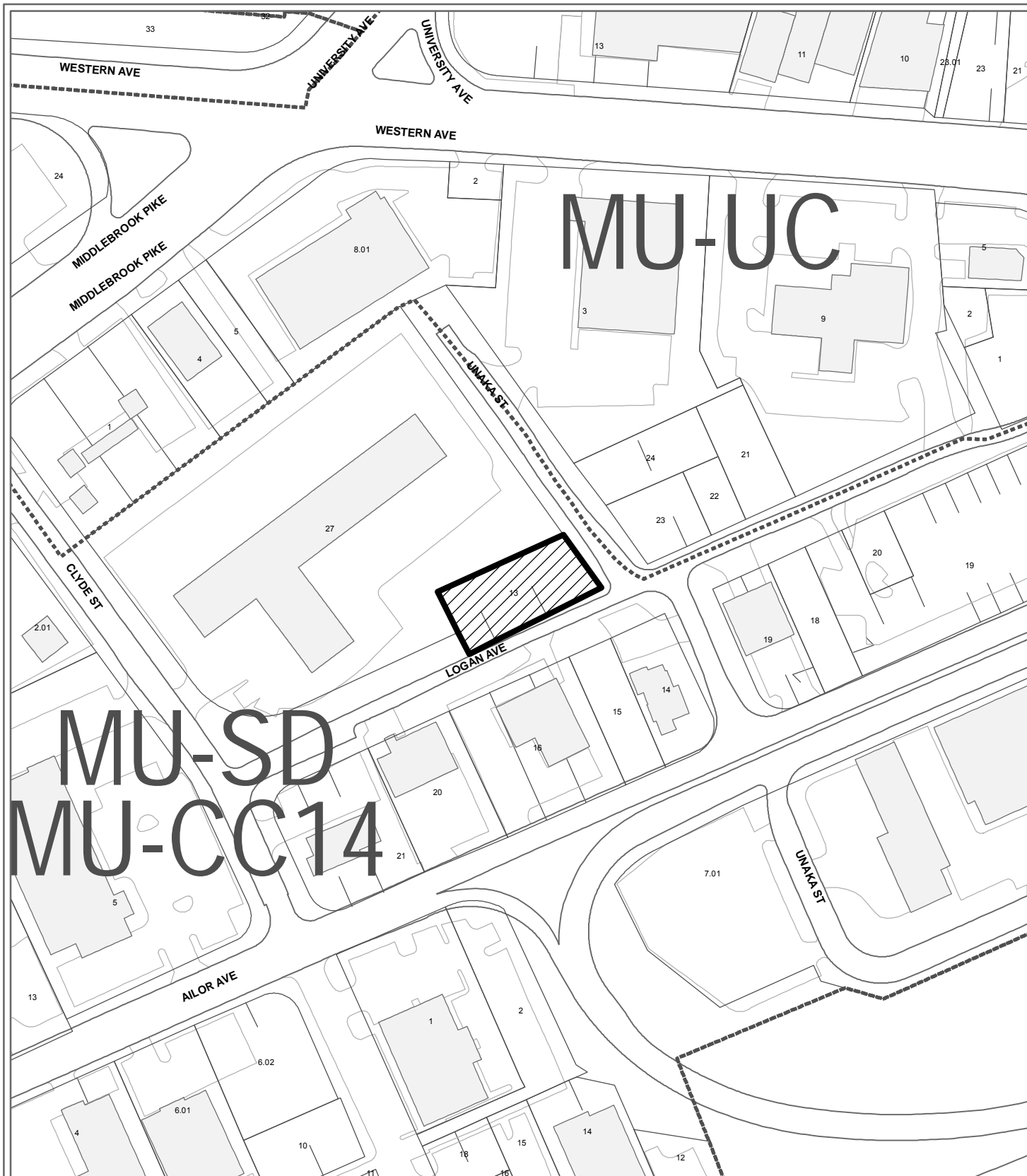
C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - There has been no change in public policy that warrants the requested amendment to the One Year Plan.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available that would reveal the need for a plan amendment at this particular location.

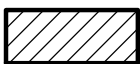
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2018 and 5/22/2018. 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.



**4-D-18-PA
KNOXVILLE ONE YEAR PLAN AMENDMENT**



From: MU-SD (Mixed Use Special District) (MU-CC14)
To: MU-UC (Mixed Use Urban Corridor)

Original Print Date: 3/19/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ward Land Surveying, LLC

Map No: 94
Jurisdiction: City



MU-CC11:

In the *Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan* (KCDC, 2007) this district is referred to as the Mixed Use 2: MU-CC2 district. The area includes two small residential areas west of North Central that have had many conversions to other uses; one being the area around the Knox County Health Department and the other being adjacent to Happy Holler. In view of the relatively small lot sizes and existing housing, the residential character of these neighborhoods should be conserved while allowing office uses; particularly those associated with health and social services.

Recommended Uses

A mix of uses should be allowed, including office and residential.

- Office (O)
- Medium Density Residential (MDR)
- Traditional Neighborhood Residential (TDR)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses

MU-CC12:

In the *Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan* (KCDC, 2007) this district is referred to as the Mixed Use 3: (MU-CC3) district. This area is east of Second Creek and adjacent to the railroad south of Baxter Avenue. The existing uses are predominantly wholesale and retail commercial, and industrial uses. A buffer should be provided for the residential uses east of Lee Street.

Recommended Uses

A mix of uses should be allowed, including wholesale and retail commercial, railroad-related and general industrial.

- Light Industrial (LI)
- General Commercial (GC)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses

Community Facility Improvements

Create a greenway and trail along Second Creek, which could connect the northern neighborhoods of Lonsdale and Oakwood-Lincoln Park to World’s Fair Park, Downtown, and the waterfront.

MU-CC13:

In the *Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan* (KCDC, 2007) this district is referred to as the Mixed Use 4: MU-CC4 district. This is a small area surrounding West Scott Avenue, between North Central Street and Second Creek. The existing uses are predominantly wholesale and retail commercial, and light manufacturing. Residential uses are still in this area and should be allowed to remain or converted to office uses.

Recommended Uses

A mix of uses should be allowed, including light manufacturing, wholesale and retail.

- Light Industrial (LI)
- General Commercial (GC)
- Existing residential structures can be considered for the same recommended uses in the MU-CC11 district.

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses



An artist's depiction of office and warehouse development along Ailor Avenue and Blackstock Avenue

MU-CC14:**Ailor Avenue Mixed Use District**

This district includes the area around Ailor Avenue north of I-40 and west of 17th Street. The area has a broad mix of uses including residential, office, commercial, wholesale, and light industrial. Because the area has good visibility from the interstate and has close proximity to the University of Tennessee and downtown, it could be a good location for more intense office uses. Small businesses that require light industrial or commercial zoning are also ideally suited for the area.

Recommended Uses

A mix of uses should be allowed including office, commercial, light manufacturing, and wholesale. Vertical mixed use may be accommodated (for example, a shop or restaurant at ground level with office uses above).

- Light Industrial (LI)
- General Commercial (GC)
- Office (O)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use,” or mix of these uses can be considered.

REZONING **PLAN AMENDMENT**

Name of Applicant: Ward Land Surveying, LLC

Date Filed: 2-23-2018

Meeting Date: 4/12/18

Application Accepted by: M. Payne

Fee Amount: X

File Number: Rezoning X

Fee Amount: 600

File Number: Plan Amendment 4-D-18-PA (4-G-18-5P)



PROPERTY INFORMATION

Address: 603 Unaka Street
 General Location: 1/2 Logan Ave 1/3 Unaka St

Parcel ID Number(s): 094KV013

Tract Size: 8,137 sq ft +/-
 Existing Land Use: Vacant
 Planning Sector: Central City
 Growth Policy Plan: City
 Census Tract: 70
 Traffic Zone: 55
 Jurisdiction: City Council 6 District
 County Commission _____ District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: Samuel Riyad
 Company: AL Sisi Constructions, LLC
 Address: 2500 Murfreesboro Pike
 City: Nashville State: TN Zip: 37217
 Telephone: 615-489-9095
 Fax: _____
 E-mail: _____

Requested Change

REZONING

FROM: X

TO: X

PLAN AMENDMENT

One Year Plan Central City Sector Plan

FROM: MU-SD MU-CC1A

TO: MU-UC MU-UC

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Stephen Ward
 Company: Ward Land Surveying, LLC
 Address: P.O. Box 30654
 City: Knoxville State: TN Zip: 37930-0654
 Telephone: 865-690-0104
 Fax: N/A
 E-mail: stephen@wardlandsurveying.com

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Stephen Ward

PLEASE PRINT
 Name: Stephen Ward
 Company: Ward Land Surveying, LLC
 Address: P.O. Box 30654
 City: Knoxville State: TN Zip: 37930-0654
 Telephone: 865-690-0104
 E-mail: stephen@wardlandsurveying.com

REQUIRED SIGN POSTING AGREEMENT FORM


For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before 3/28/18, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: 
Printed name: Stephen W. Ward
Date: 2-23-2018
MPC/BZA File #: 4-D-18-PA, 4-G-18-SP