



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

▶ **FILE #:** 11-B-18-SP

AGENDA ITEM #: 31

AGENDA DATE: 11/8/2018

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Russell Balest

TAX ID NUMBER: 95 I D 026 095ID025

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 800 S Central St

▶ **LOCATION:** East side of S. Central St. at terminus of Cumberland Ave.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is from S. Central St, a minor arterial with a 50 right of way and 38' of pavement.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** ROW (Right-Of-Way) / C-2 (Central Business District), C-3 (Central Business District), D-1 (Downtown Design Overlay)

▶ **PROPOSED PLAN DESIGNATION:** MU-RC (Regional Mixed Use Center)

▶ **EXISTING LAND USE:** Office and Vacant Buildings

▶ **PROPOSED USE:** Office and Theatre

EXTENSION OF PLAN DESIGNATION: Yes, MU-RC (Regional Mixed Use Center) to the west

HISTORY OF REQUESTS:

SURROUNDING LAND USE AND PLAN DESIGNATION: North: ROW (Right-Of-Way)

South: ROW (Right-Of-Way)

East: ROW (Right-Of-Way)

West: MU-RC (Regional Mixed Use Center)

NEIGHBORHOOD CONTEXT: Mixed use downtown district

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 11-B-18-SP, amending the Central City Sector Plan to Mixed Use Regional Center (MU-RC) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The Central City Sector Plan designates two parcels in downtown on the east side of S. Central Avenue as ROW (Right-of-Way) land use designation. This was a mapping mistake and should be designated MU-RC (Regional Mixed Use Center), like the rest of downtown parcels. Staff recommends that the One-Year Plan

be updated in the same manner during the 2019 update.

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1.The growth of downtown warrants recognizing these two parcels for mixed use redevelopment.
- 2.The parcels are not intended to be used as Right-of-Way, but instead have existing buildings on them that are used for private development.

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

- 1.No new roads are planned for this area.
- 2.There have been recent upgrades of existing utilities within downtown in recent years.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1.There was an obvious mapping error in the Central City Sector Plan and One Year Plan designations for this area, both plans designate these parcels as ROW (Right-of-Way). The parcels should have been designated as MU-RC (Regional Mixed Use Center), similar to the rest of the downtown parcels. The One-Year Plan should be changed during the 2019 annual update.

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

- 1.Downtown continues to grow, adding more mixed use developments within the downtown core.
- 2.Downtown is attracting more regional attraction, fostering additional regional mixed use attractions and developments.

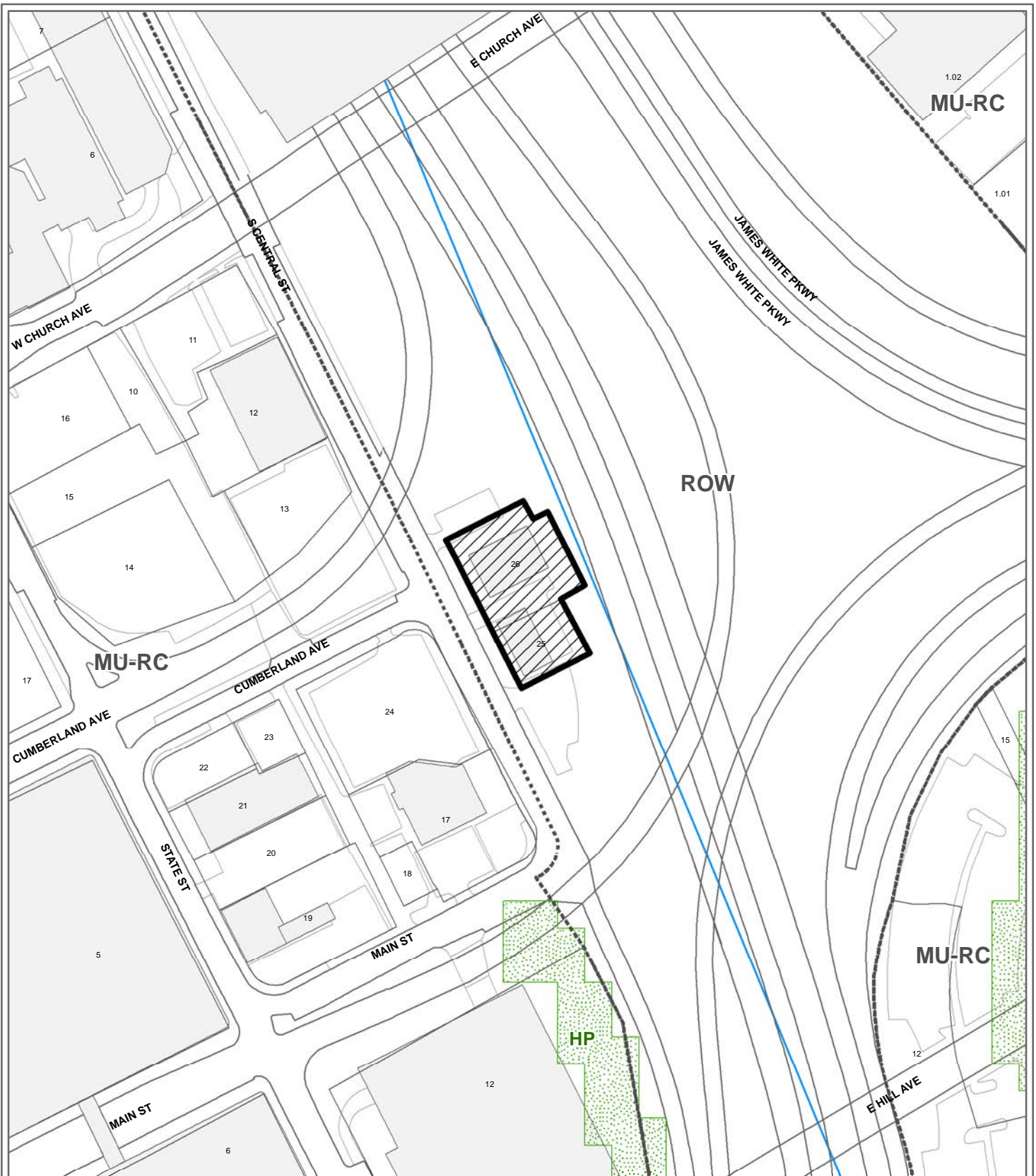
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/4/2018 and 12/18/2018. 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.



**11-B-18-SP
CENTRAL CITY SECTOR PLAN AMENDMENT**



From: ROW (Right-Of-Way)
To: MU-RC (Regional Mixed Use Center)

Petitioner:

Map No: 95

Jurisdiction: City



Original Print Date: 10/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

*KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN*

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, the Metropolitan Planning Commission has submitted an application to amend the Sector Plan from Right of Way to Mixed Use Regional Center, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Central City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on November 8, 2018, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #11-B-18-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

REZONING PLAN AMENDMENT

Name of Applicant: Metropolitan Planning Commission

Date Filed: 9/28/18 Meeting Date: 11/8/18

Application Accepted by: _____

Fee Amount: \$0 File Number: Rezoning

Fee Amount: _____ File Number: Plan Amendment 11-B-18-SP



PROPERTY INFORMATION

Address: 800 & 802 S. Central St.

General Location: East side of S. Central St. at terminus of Cumberland Ave

Parcel ID Number(s): 095ID026 & 095ID025

Tract Size: 3 acres

Existing Land Use: Vacant & Office

Planning Sector: Central City

Growth Policy Plan: Urban Growth (Inside City)

Census Tract: 1

Traffic Zone: 6

Jurisdiction: City Council 6th District

County Commission _____ District

Requested Change

REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan Central Sector Plan

FROM: Right-of-way

TO: MU-RC

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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: Gerald Green

PLEASE PRINT

Name: Gerald Green

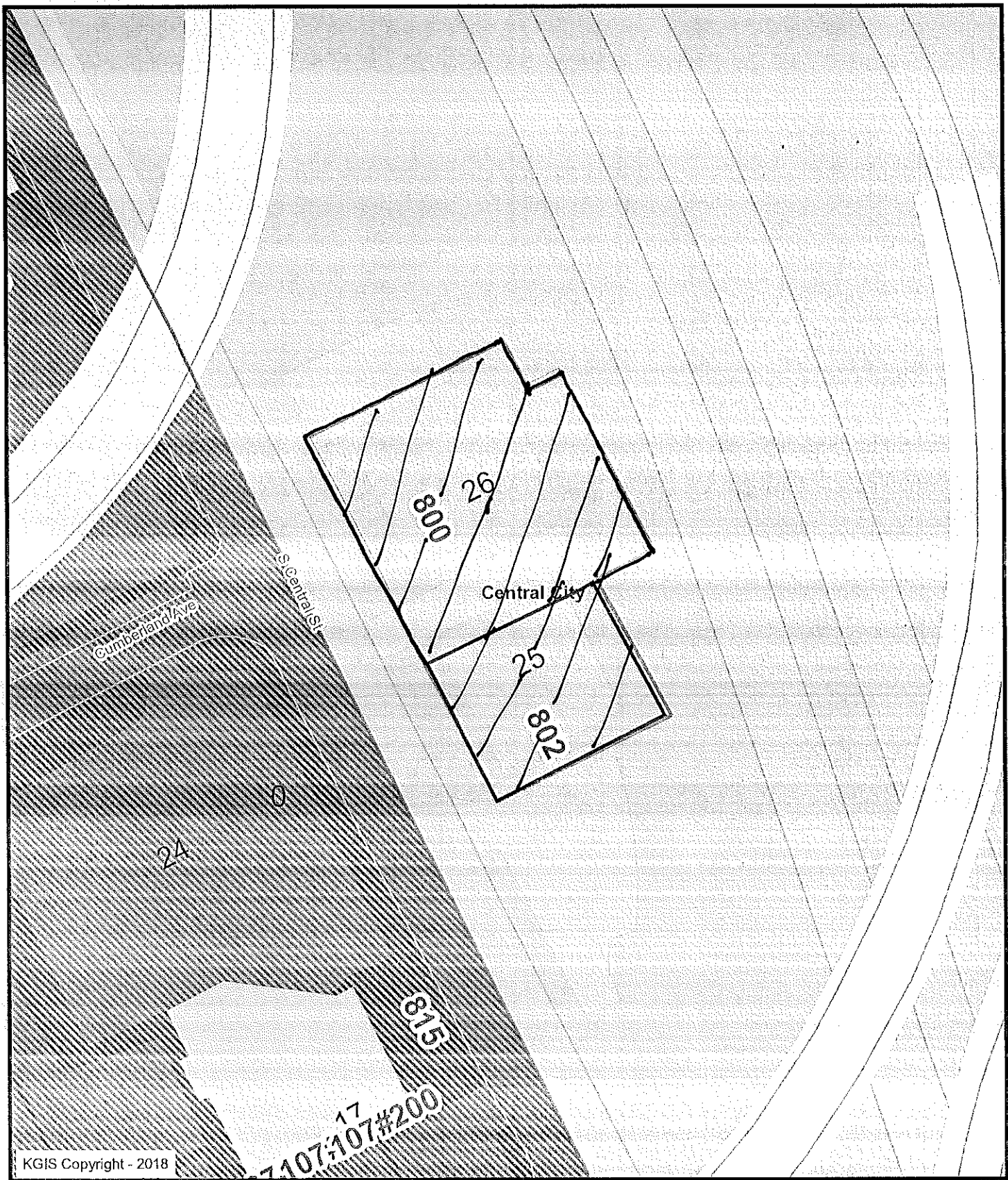
Company: Metropolitan Planning Commission

Address: Suite 403, City County Bldg, 400 Main St.

City: Knoxville State: TN Zip: 37902

Telephone: (865) 215-2500

E-mail: gerald.green@knoxmpc.org

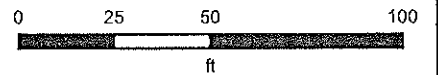


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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