# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 1-A-03-PA Related File Number: 1-O-03-RZ

Application Filed: 12/9/2002 Date of Revision:

Applicant: MICHAEL BRADY, INC.

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### **PROPERTY INFORMATION**

General Location: Northwest termination of Rudy St., north of Heiskell Ave.

Other Parcel Info.:

Tax ID Number: 81 H D 8.01 OTHER: PART ZONED R-1A Jurisdiction: City

Size of Tract: 0.19 acres

Accessibility: Access is via Rudy St., a local deadend street with 18' of pavement within a 40' right-of-way

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant lot

**Surrounding Land Use:** 

Proposed Use: Storage building Density:

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within an area of expanding light industrial uses that has been occurring under I-2 zoning.

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

Street: 3357 Rudy St.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)

Former Zoning:

Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but other property in the area has been rezoned I-2 in the last several years for

light industrial use.

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: LI (Light Industrial)

1/31/2007 12:12 PM Page 1 of 2

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) designation for the One Year Plan amendment

Staff Recomm. (Full): The LI designation is consistent with the light industrial development and I-2 zoning of adjacent

property. The sector plan proposes low density residential use for the west side of Rudy Street and light

industrial use for the east side.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Light Industrial designation and I-2 zoning for all this site will bring the One Year Plan and

zoning into conformity with the current business use of the remainder of the property.

2. The subject property is at the edge of established light industrial development located on Rudy St.

#### THE EFFECTS OF THE PROPOSAL

1. The Light Industrial designation and I-2 zoning for all this site will ensure that the development is legal and is compatible with the scale and intensity of nearby business uses and residences.

2. Public water and sewer and a street (Rudy St.) with a sufficient pavement width are in place to

adequately serve this property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Light Industrial designation and I-2 zoning for this site and the larger tract to which it will be added are supported by the industrial locational policy of the General Plan requiring that sites be developable in a manner compatible with the scale and intensity of adjacent and proposed access. This property is convenient to the I-275/Heiskell Avenue interchange, which is located only 1200 feet away.

2. Light industrial designation of all this site is appropriate, given the built improvements on the

surrounding property.

MPC Action: Approved MPC Meeting Date: 1/9/2003

**Details of MPC action:** 

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/9/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/4/2003 Date of Legislative Action, Second Reading: 2/18/2003

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:12 PM Page 2 of 2