

1995. It went from RA (Low Density Residential) to R-1.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: LI (Light Industrial) for 3309 and part of 3313 Mill Rd.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier
Staff Recomm. (Abbr.): Adopt resolution 1-A-20-SP amending the sector plan for 3309 Mill Road and a portion of 3313 Mill Road, as shown in the exhibit maps, to LI as it corrects nonconforming zoning and the area is transitioning to industrial and commercial uses.
Staff Recomm. (Full):
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. There are no recent changes to conditions that would warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
1. The area is home to several established industrial and commercial properties. The plan should have taken this into account and realized that additional properties along this stretch of Mill Road would transition to these uses, as they are near the intersection of an arterial (Washington Pike) and a collector (Mill Road), and many of the industrial uses in the area have been there for some time.
2. 3309 Mill Road was annexed into the City and the zoning was set as I-3 to accommodate the existing business. The zoning is not consistent with the North City sector plan's LDR designation, but is considered legal nonconforming since the nonconformity was created with the 2007 North City Sector Plan update. Amending the sector plan for this property corrects this nonconformity.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:
1. There area has had a number of industrial uses for the last two decades and has been transitioning towards more industrial and commercial uses since then.
2. Rezoning to the north in 2008 and the industrial zoning to the south bookend three residential properties, applying pressure for these properties to change.

Action: Approved **Meeting Date:** 4/9/2020

Details of Action:

Summary of Action: Adopt resolution 1-A-20-SP amending the sector plan for 3309 Mill Road and a portion of 3313 Mill Road, as shown in the exhibit maps, to LI as it corrects nonconforming zoning and the area is transitioning to industrial and commercial uses.

Date of Approval: 4/9/2020 **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: 5/5/2020

Ordinance Number: O-69-2020

Disposition of Case: Approved (Emergency)

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: