CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 1-A-20-SP Related File Number:

Application Filed: 11/18/2019 **Date of Revision:** 3/2/2020

Applicant: MARTY NORTON



PROPERTY INFORMATION

General Location: West side of Mill Road, south of Washington Pike

Other Parcel Info.: The sector plan & one year plan amendments are for 3309 & part of 3313 Mill Rd. The rezoning

request is for 3313 Mill Rd. only, to expand the existing Landscape mulch/materials facility with outside

storage at 3309 Mill Rd.

Tax ID Number: 59 018 & 019 Jurisdiction: City

Size of Tract: 3.06 acres total

Accessibility: Mill Road is a major collector with a pavement width of approximately 20 feet and a right-of-way width

that varies from 46 to 65 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing commercial land use at 3309 Mill Road and vacant land designated single family residential at

3313 Mill Road

Surrounding Land Use:

Proposed Use: Landscape mulch/materials outside storage expansion for existing Density:

facility at 3309 Mill Rd.

Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)

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

Neighborhood Context: Mill Road has developed with a rural feel and consists of mostly single-family residential uses, though

there are industrial uses in the general area (approximately 1/3 of a mile away by car). These industrial

uses are behind these parcels to the west on Washington Pike.

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

Street: 3309 & 3313 Mill Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial) & RN-1 (Single Family Residential Neighborhood)

Former Zoning:

Requested Zoning: I-G for part of 3313 Mill Road only

Previous Requests: 9-R-95-RZ

Extension of Zone: No, Mixed Use-Special District, North City 10 exists to the south and encompasses land zoned General

Industrial

History of Zoning: 3309 was annexed into the City of Knoxville in September, 2001. It had been zoned Industrial in the

County and, upon annexation, was zoned I-3 (the comparable zone). 3313 was annexed in October,

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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. Rezonings to the north in 2008 and the industrial zoning to the south bookend three residential properties, applying pressure for these properties to change.

Approved Meeting Date: 4/9/2020

Details of Action:

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

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Legislative Body: Knoxville City Council

Date of Legislative Action: 5/5/2020 Date of Legislative Action, Second Reading:

Ordinance Number: O-69-2020 Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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