

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**  
**ONE YEAR PLAN AMENDMENT**



**File Number:** 1-F-23-PA                      **Related File Number:** 1-Q-23-RZ  
**Application Filed:** 11/28/2022              **Date of Revision:** 12/14/2022  
**Applicant:** CMC STEEL US, LLC

## **PROPERTY INFORMATION**

**General Location:** Southeast of New York Ave, northeast of Gloria Garner St, northwest of Ely Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 81 P K 003501                      **Jurisdiction:** City  
**Size of Tract:** 12741 square feet  
**Accessibility:** Access is via New York Avenue, a local street with a pavement width of 31-ft within a right of way width of 60-ft. Access is also via Gloria Garner Street, a local street, with a pavement width of 28-ft within a right-of-way width of 51-ft.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This is the edge of a residential neighborhood, adjacent to an industrial area.

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

**Street:** 1542 NEW YORK AVE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** I-H (Heavy Industrial);IH (Infill Housing Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes, a portion of this parcel is currently designated HI and is adjacent to an I-H zoned area.  
**History of Zoning:** 1-G-12-RZ: I-2 to R-1A

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** TDR (Traditional Neighborhood Residential)

Requested Plan Category: HI (Heavy Industrial)

### **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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the One Year Plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501 because it is a minor extension.

Staff Recomm. (Full):

Comments:

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

AN ERROR IN THE PLAN:

1. In 2013, several lots were combined as one lot and right-of-way and easements were dedicated adjacent to the industrial land uses. A portion of this parcel was designated as HI (Heavy Industrial) as part of the 2014 Central City sector plan update, however, a portion of the property had a house on the property and retained the TDR (Traditional Neighborhood Residential) designation. The adjacent alley right-of-way was improved and a greenway easement was dedicated providing a transitional buffer between the industrial land uses and the adjacent residential neighborhood.

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:

1. The improved right-of-way and greenway easement dedication provide a transition between the industrial land uses and the residential neighborhood. The right-of-way improvements occurred after the adoption of the sector plan and the combined parcel is currently split between two land use designations. The proposed minor extension of the HI designation aligns with the changes that have occurred since this parcel was combined.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has not been a major change in public policy, unanticipated by the plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information that has been produced by this agency has revealed the need for a plan amendment.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501 because it is a minor extension.

Date of Approval:

1/12/2023

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:

2/7/2023

Date of Legislative Action, Second Reading: 2/21/2023

Ordinance Number:

Other Ordinance Number References:

O-37-2023

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**