# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### CENTRAL CITY SECTOR PLAN AMENDMENT



Application Filed: 11/28/2022 Date of Revision:

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 003 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: 1524 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.

**History of Zoning:** 1-G-12-RZ: I-2 to R-1A

## PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

2/28/2023 01:07 PM Page 1 of 3

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 sector plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501

because it is a minor extension.

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. 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.

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

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.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan did not recognized the combined plat that was recorded in 2013 for this area, demonstrating right-of-way and greenway easement dedications. This provided a transition buffer between the industrial and residential land uses.

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

1. This area was replatted in 2013 and provided right-of-way and greenway easement dedication to provide a transistion land use buffer between the industrial and residential uses.

Action: Approved Meeting Date: 1/12/2023

**Details of Action:** 

Summary of Action: Approve the sector 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-36-2023

2/28/2023 01:07 PM Page 2 of 3

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/28/2023 01:07 PM Page 3 of 3