



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 recognize 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 transition 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

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**