

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 I-H (Heavy Industrial) and IH (Infill Housing Overlay) zoning because it is partially consistent with the sector plan and is a minor extension of the existing zoning.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. Since the last sector plan was adopted in 2014 this parcel has been combined with the adjacent parcels and right-of-way improvements for access to the adjacent alley have occurred.
- 2. These changes provide a transition buffer of right-of-way and greenway easement area between the industrial and residential land uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The I-H zone district is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. In 2013, this parcel was combined with adjacent parcels and right-of-way and greenway dedications also occurred as part of the platting process. This area provides a transition between the existing industrial uses, including outdoor storage for the adjacent steel manufacturing facility.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. Improvements to the right-of-way including alley access and greenway easement dedication provide a transition between the residential neighborhood and the existing industrial land uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed I-H zoning is consistent partially with the sector plan and one year plan, however, a minor extension of the HI land use classification is required to bring the land use plans in alignment with the proposed zoning.
- 2. The Lonsdale Neighborhood Plan (2005) noted a greenway buffer between the adjacent industrial uses and the residential neighborhood. The right-of-way dedication for the greenway and alley access improvements that were platted in 2013 provided this transitional land use buffer.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve I-H (Heavy Industrial) and IH (Infill Housing Overlay) zoning because it is partially consistent with the sector plan and is a minor extension of the existing zoning.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References: O-38-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: