CASE SUMMARY **APPLICATION TYPE: PLAN AMENDMENT** METROPOLITAN PLANNING ONE YEAR PLAN AMENDMENT ΟΜΜΙSSΙΟΝ C Ν Ν Е 10-A-12-PA 10-B-12-RZ File Number: **Related File Number:** Suite 403 • City County Building 400 Main Street Date of Revision: 8/17/2012 **Application Filed:** Knoxville, Tennessee 37902 865•215•2500 ARROW PROPERTIES Applicant: FAX•215•2068 www•knoxmpc•org **PROPERTY INFORMATION General Location:** Northwest side Greenway Dr., northeast of Amber Ridge Way **Other Parcel Info.:** 59 J A 010 **Tax ID Number:** Jurisdiction: City Size of Tract: 3.8 acres

Accessibility: Access is via Greenway Dr., a major collector street with 22' of pavement width within 130' of right-ofway.

GENERAL LAND USE INFORMATION

Existing Land Use:	House and garage			
Surrounding Land Use:				
Proposed Use:	Building for manufacturing of exhibits/displays for trade shows		Density:	
Sector Plan:	North City	Sector Plan Designation: MU-SD (MU-NC8)		
Growth Policy Plan:	Urban Growth Area (Inside City Limits)			
Neighborhood Context:	This area is developed with a mix of uses in both City and County zoning districts, including I, RA, RB, R-1, O-1, C-1 and I-3.			

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

Street:

4413 Greenway Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Low Density Residential)		
Former Zoning:			
Requested Zoning:	I-2 (Restricted Manufacturing and Warehousing)		
Previous Requests:	Annexed into City (8-N-97-RZ)		
Extension of Zone:	No, because adjacent properties are in the County, where there are no One Year Plan designations. There is an LI designated site about 350 feet to the west of the subject property, zoned I-3.		
History of Zoning:	None noted		

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

KNOXVILLE·KNOX COUNTY

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.:

	MP	C ACTION AND DISPOS	SITION		
Planner In Charge:	Michael Brusseau				
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation for the front portion of the site. (See attached 'MPC Staff Recommendation' map.)				
Staff Recomm. (Full):	would be compatib portion of the site,	ndustrial uses are less intense than those permitted on adjacent industrial zoned properties and be compatible in scale and intensity to surrounding land uses and zoning. Exclusion of the rear of the site, which is characterized by steep slopes, reduces the possibility for expansion of pment into that hillside protected area.			
Comments:	CHANGES OF CC any one of these.) A. AN ERROR IN consistent with the of Greenway Dr. in	ONE YEAR PLAN AMENDMENT REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet ny one of these.) A AN ERROR IN THE PLAN - The One Year Plan designates the site for low density residential uses, onsistent with the R-1 zoning in place. However, this site is one of only a few sites on the north side f Greenway Dr. in this area that is zoned residential. The majority of the surrounding area is zoned arious types of City and County industrial zones			
	B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH TH PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made to Greenway Dr. in the vicinity of this site.				
	C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There are established industrial uses and zoning along Greenway Dr. The presence of the industrial zoning demonstrates that the City Council and County Commission have deemed this area as appropriate for industrial uses, some of which could be much more intense than what would be permitted under the requested 2 zoning.				
	BECOMING AVAIL development trend allow consideration	ABLE, WHICH REVEALS THE N I along this Greenway Dr. corrido n of non-residential zones other th	IS AND STUDIES PRODUCED BY MPC) NEED FOR A PLAN AMENDMENT - The r is for non-residential uses. It is reasonable to han O-1 in this area. Individual plan amendments n their own individual merits on a case-by-case		
Action:	Approved		Meeting Date: 10/11/2012		
Details of Action:					
Summary of Action:	approve LI (Light Industrial) on the front portion of the site				
Date of Approval:	10/11/2012	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication	on?: 🗌 Action Appealed?:		
	LEGISL	ATIVE ACTION AND DIS	SPOSITION		
Legislative Body:	Knoxville City Cou				

Date of Legislative Action: 11/13/2012	Date of Legislative Action, Second Reading: 11/27/2012
Ordinance Number:	Other Ordinance Number References:

Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	