CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 10-A-12-SP Related File Number:

Application Filed: 8/17/2012 Date of Revision:

Applicant: ARROW PROPERTIES



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side Greenway Dr., northeast of Amber Ridge Way

Other Parcel Info.:

Tax ID Number: 59 J A 010 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-of-

way.

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: LI and HP

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: Annexation into City (8-N-97-RZ).

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (MU-NC8) and HP (Hillside/Ridge Top Protection Areas)

Requested Plan Category: MU-SD (Mixed Use Special District) (MU-NC8), including I-2 and HP (Hillside/Ridge Top Protection

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #10-A-12-SP, amending the North City Sector Plan to Mixed Uses-Special

District (MU-NC8), including I-2, and recommend that Knoxville City Council also approve the sector

plan amendment, to make it operative. (See resolution, Exhibit A.)

Staff Recomm. (Full): Uses permitted under I-2 zoning are less intense than those permitted on adjacent industrial zoned

properties and would be compatible in scale and intensity to surrounding land uses and zoning. It is

reasonable to allow consideration of I-2 zoning in this particular mixed use special district.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made to Greenway Dr. in the vicinity of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSIÓN IN THE PLAN:

The North City Sector Plan proposes mixed uses for this area as part of a special district. The plan recommends R-1A, RP-1 and O-1 zoning in this special district NC-8, but does not recognize the considerable area that is currently zoned I (Industrial) in the County. The County I zone permits heavy industrial uses, as well as commercial uses. The request to amend the sector plan to allow for I-2 (Restricted Manufacturing & Warehousing) zoning, which is a much less intense zone than the I zone that abuts the subject property on both sides.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE

DEVELOPMENT IN CERTAIN AREAS:

There are established industrial uses and zoning along Greenway Dr., not recognized on the current sector plan. 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 I-2 zoning.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

The development trend along this Greenway Dr. corridor is for non-residential uses. It is reasonable for the sector plan's mixed use special district (NC8) to allow consideration of non-residential zones other than O-1 in this area. Individual plan amendments and rezoning requests should be reviewed based on their own individual merits on a case-by-case basis.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- 2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 10/11/2012

Details of Action:

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Summary of Action: Mixed Uses-Special District (MU-NC8), including I-2 zoning and HP (Hillside/Ridge Top Protection

Areas)

Date of Approval: 10/11/2012 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: 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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