

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 10-A-20-RZ **Related File Number:** 10-A-20-PA
Application Filed: 8/4/2020 **Date of Revision:**
Applicant: HUDSON EMULSION, LLC DBA HUDSON MATERIALS COMPANY

PROPERTY INFORMATION

General Location: At the end of W. Oldham Ave. after its intersection with Davanna Ave., north of W. Woodland Ave.
Other Parcel Info.:
Tax ID Number: 81 N B 034 **Jurisdiction:** City
Size of Tract: 2.25 acres
Accessibility: This property has frontage on two roads, Davanna Street and on W. Oldham Avenue. Davanna Street is a local road with a 25-ft pavement width inside a 50-ft right-of-way. W. Oldham Avenue is located inside the property lines of 2 parcels on either side of the right-of-way. It terminates at this location and has a pavement width of approximately 27 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial, it is an emulsion manufacturing plant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Within City limits
Neighborhood Context: This area contains a mix of uses ranging from industrial to single family detached residential. The interstate and a railroad right-of-way border this property along its southern and western borders. Single family detached houses on small lots are zoned RN-4 and in the Infill Housing Overlay District and are across Davanna Street. N. Central Avenue is 2 blocks to the east and contains commercial zoning and uses.

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

Street: 405 W. Oldham Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use) and F (Floodway)
Former Zoning:
Requested Zoning: I-H (Heavy Industrial) and F (Floodway)
Previous Requests:
Extension of Zone: No
History of Zoning: A request to rezone the property to PR (Planned Residential) zoning with up to 5 du/ac was passed by the Planning Commission in July 2020 (Case # 7-I-20-RZ) but was withdrawn before County

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/3/2020

Ordinance Number:

Disposition of Case: Postponed

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/17/2020

Other Ordinance Number References:

Disposition of Case, Second Reading: Denied

If "Other":

Amendments:

Effective Date of Ordinance: