CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT

File Number: 10-B-10-SP Related File Number:

Application Filed: 8/20/2010 Date of Revision: 10/20/2010

Applicant: TENNESSEE LAND INVESTMENT PROPERTIES, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side Pelham Rd., southwest side Spring Hill Rd., east of Rutledge Pike

Other Parcel Info.:

Tax ID Number: 71 | A 001, 027 & 028 **Jurisdiction:** City

Size of Tract: 14.8 acres

Accessibility: Access to the subject property is from Pelham Rd., a local street with 17' of pavement width within 50'

of right-of-way, or from Spring Hill Rd, a local street with 28' of pavement width within 100' of right-of-

way, which goes under I-40 and connects to Rutledge Pike to the north.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile homes and construction equipment display

Surrounding Land Use:

Proposed Use: Warehousing, light industrial, business park Density:

Sector Plan: East City Sector Plan Designation: Medium Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of residential, commercial and light industrial uses under R-1A, C-3,

C-6, I-2 and I-3 zoning. The subject property is developed with a mobile home park and a construction

equipment display area, zoned R-2 and I-3.

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

Street: 212 Pelham Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: No, the current sector plan does not reflect light industrial, even on the I-3 zoned property to the

northeast.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: MDR (Medium Density Residential) and LDR (Low Density Residential)

Requested Plan Category: LI (Light 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION # 10-B-10-SP, amending the East City Sector Plan to LI (Light Industrial) and

recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit

A.)

Staff Recomm. (Full): Commercial is a logical extension of the sector plan designation from the north and west. Commercial

use of this site is compatible with surrounding development and zoning.

Comments: The applicant has revised the request to include parcels 1 and 28, which are currently proposed for low and medium density residential uses on the sector plan. The applicant is now requesting that all three

and medium density residential uses on the sector plan. The applicant is now requesting that all three parcels (14.8 acres) be amended on the sector plan to allow LI (Light Industrial) uses. C-6 zoning may be considered under the LI designation. A One Year Plan amendment and rezoning proposal

accompany this sector plan amendment (10-D-10-RZ/10-C-10-PA).

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known improvements have occurred to the streets directly adjacent to this site. But, by adding parcels 1 and 28 to the request, access is gained to Spring Hill Rd. on the east side of the site, which is preferable to Pelham Rd. on the west side of the site.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes low and medium density residential uses for this site, which is in conflict with the current I-3 zoning on parcels 1 and 28. The proposed amendment will bring the plan into consistency with the zoning.

CHANGES IN GOVERNMENT POLICY:

The property has more than 1500 feet of I-40 frontage, is near the interchange with Rutledge Pike and is near other industrial and commercial zoning. These three factors make this site viable for light industrial/commercial use.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Most of this site is already zoned I-3 (General Industrial), which is of similar intensity to surrounding uses. This site's frontage on the interstate and its proximity to an interchange make it suitable for a light industrial plan designation. The precedent has already been set in this area for uses similar to the proposal.

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. New law 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: 12/9/2010

Details of Action:

Summary of Action: LI (Light Industrial)

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Date of Approval: 12/9/2010 **Date of Denial: Postponements:** 10/14/10-11/10/10

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/11/2011 Date of Legislative Action, Second Reading: 1/25/2011

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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