

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-C-10-PA **Related File Number:** 10-D-10-RZ
Application Filed: 8/20/2010 **Date of Revision:** 10/20/2010
Applicant: TENNESSEE LAND INVESTMENT PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northeast side Pelham Rd., southwest side Spring Hill Rd., east of Rutledge Pike
Other Parcel Info.:
Tax ID Number: 711A 001, 027 & 028 **OTHER:** PA ON PARCEL 27 ONLY **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) and I-3 (General Industrial)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests: None noted
Extension of Zone: Yes, extension of LI designation from the northeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium 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.): RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation.

Staff Recomm. (Full): Light industrial uses for parcel 27 is an extension of the plan designation from the east and are compatible with the surrounding land use and zoning pattern.

Comments: This One Year Plan amendment request has not been revised since the original application. It only applies to the westernmost parcel 27. Parcels 1 and 28 are already designated for light industrial uses, consistent with their I-3 zoning. There is also a sector plan amendment request that accompanies these requests (10-B-10-SP).

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
B. ERROR OR OMISSION IN CURRENT PLAN - The plan currently proposes medium density residential uses at this location, consistent with the R-2 zoning and mobile home park use of the site. The applicant intends to redevelop the site with some light industrial use. The proposed amendment is an extension of the existing light industrial plan designation from the northeast.
C. CHANGES IN GOVERNMENT POLICY - The One Year Plan should be amended to reflect the future use of the area as light industrial, and to be consistent with the sector plan. This land, which is directly adjacent to an I-40 interchange ramp is not appropriate for residential use.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The subject area has been occupied by residential uses for some time, but is surrounded by I-40 or non-residential uses and zoning on three sides.

Action: Approved Meeting Date: 12/9/2010

Details of Action:

Summary of Action: LI (Light Industrial)

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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: