# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-C-21-PA Related File Number: 10-C-21-RZ

Application Filed: 8/17/2021 Date of Revision:

Applicant: GFL ENVIRONMENTAL



#### PROPERTY INFORMATION

General Location: North of Ailor Avenue, west of Sutherland Avenue, south of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 94 O B 010 Jurisdiction: City

Size of Tract: 4.83 acres

Accessibility: Access is via Middlebrook Pike, a major arterial road with 72-ft of pavement with center median within

a 118-ft right-of-way, and via Sutherland Ave, a minor arterial road with 47-ft of pavement within a 90-ft

right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: LI (Light Industrial)

**Growth Policy Plan:** 

Neighborhood Context: This area has a mix of industrial and commercial uses and is located on Middlebrook Pike adjacent to

the I-40/Alcoa Highway interchange.

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

**Street:** 1901 Sutherland Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial)

Former Zoning:

Requested Zoning: I-H (Heavy Industrial)

**Previous Requests:** 

**Extension of Zone:** Yes, I-H zoning is to the southwest and southeast.

**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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Requested Plan Category: HI (Heavy 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.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

**Staff Recomm. (Abbr.):** Approve the One Year Plan amendment to HI (Heavy Industrial) to allow re-utilization of a grayfield site

in an area well served by highway and rail, and to provide a diverse job base for city residents.

Staff Recomm. (Full):

**Comments:** The property is located in an established industrial area of the City with direct access to a major arterial

road, close proximity to the interstate, is on relatively flat land, and is compatible with existing land uses, all of which meet the sector plan criteria for locations appropriate for heavy industrial

development. In addition, the property is also served by a rail line.

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of

these):

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There have been no significant changes in the development pattern or major infrastructure in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no significant changes in public policy that would trigger the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.

1. To promote continued infill and the efficient use of land, many communities are now actively working to re-use "grayfield" and "brownfield" sites as locations for new employment and housing opportunities. There is also recognition that a healthy economy must provide jobs for a wide range of skills, not limited to service and professional employment that has dominated recent job growth. This grayfield location is appropriate for re-use by heavy industry due to its high level of access to highway and rail, and its relative isolation from other land uses that would be incompatible. It is also readily accessible to a large proportion of area job-seekers via major highway and transit service.

Action: Approved Meeting Date: 10/14/2021

**Details of Action:** 

Summary of Action: Approve the One Year Plan amendment to HI (Heavy Industrial) to allow re-utilization of a grayfield site

in an area well served by highway and rail, and to provide a diverse job base for city residents.

Date of Approval: 10/14/2021 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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Date of Legislative Action: 11/16/2021 Date of Legislative Action, Second Reading: 11/30/2021

Ordinance Number: Other Ordinance Number References: O-139-2021

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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