

CASE SUMMARY

APPLICATION TYPE: REZONING

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 10-C-21-RZ **Related File Number:** 10-C-21-PA
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 separated with a center median within a 118-ft right-of-way. And 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 on large and small sized properties.

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
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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 I-H (Heavy Industrial) zoning because it is compatible with other zoning in the area and is consistent with the Sector Plan description of where I-H (Heavy Industrial) zoning should be situated in the Central City.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. There is a growing need for diverse economic and employment opportunities. This proposed amendment supports job creation in an area that is highly accessible given this property's location in the Central City.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The I-H Heavy Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.
- 2. I-H heavy Industrial Zoning should be situated in areas with a good transportation network.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. There are properties zoned I-H (Heavy Industrial), and I-G (General Industrial) nearby to the west, south, and east along Sutherland Ave, so the requested zoning would not be out of character with the area.
- 2. This property is bounded by a major highway and rail, which creates effective separation between uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed amendment to the Central City Sector Plan by amending this parcel to HI (Heavy Industrial) supports the proposed I-H (Heavy Industrial) zoning on this property.

Action: Approved Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve I-H (Heavy Industrial) zoning because it is compatible with other zoning in the area and is consistent with the Sector Plan description of where I-H (Heavy Industrial) zoning should be situated in the Central City.

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

Date of Legislative Action: 11/16/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References: O-140-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: