

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 10-C-21-SP

Related File Number:

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. This property is situated along a major arterial road, minor arterial road, and has access to rail.

## 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:**

**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)

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 Sector Plan amendment to HI (Heavy Industrial) because the property has suitable access to highway and rail and can support the need to provide diverse economic and employment opportunities.

Staff Recomm. (Full):

Comments: The property is located in an established industrial area of the City with direct access to Middlebrook Pike, a major arterial road, near the I-40/Alcoa Highway interchange, is a relatively flat site, and is compatible with existing land uses, all of which are supported by the sector plan's description of where heavy industrial sites should be situated. In addition, the property is also served by a rail line.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

AN ERROR IN THE PLAN:

1. There is no apparent error 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 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.

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 creation of manufacturing and related jobs in an area that is highly accessible given this property's location in the Central City.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the Central City Sector Plan amendment to HI (Heavy Industrial) because the property has suitable access to highway and rail and can support the need to provide diverse economic and employment opportunities.

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

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

Ordinance Number:

Other Ordinance Number References: O-138-2021

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**      Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**