

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-C-22-PA **Related File Number:** 10-G-22-RZ
Application Filed: 8/19/2022 **Date of Revision:**
Applicant: CHRIS BURKHART

PROPERTY INFORMATION

General Location: East side of Pelham Rd, north of Old State Rd
Other Parcel Info.:
Tax ID Number: 71 I A 020 021 **Jurisdiction:** City
Size of Tract: 14059 square feet
Accessibility: Access is via Pellham Road, a local street with a 25-ft pavement width within a 44-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of single family homes as well as commercial and industrial properties that are bordered by an interstate highway and major arterial roadways on three sides.

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

Street: 0 PELHAM RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: I-G (General Industrial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes/Yes
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)
Requested Plan Category: LI (Light Industrial), HP (Hillside Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is consistent with the development pattern for the area and meets the location criteria for this land use designation.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The One Year Plan assigns the subject property with an MDR (Medium Density Residential) land use designation, though its location does not meet all the criteria for MDR. The property has significant slopes and is adjacent to an active industrial site, whereas the location criteria for MDR suggest that slopes be less than 15% and serve as a transition between commercial development and low density residences.

2. The subject property is owned by the same company that manages the adjacent industrial property and a minor extension of the existing Light Industrial land use designation is appropriate at this location.

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. The owner of the subject property has gradually acquired the all lots along the section of Pelham Rd. that runs east of McCalla Ave. Most structures that were located on this section of Pelham Rd. - single family homes and a hotel - have been demolished in preparation for a proposed road reconfiguration to serve the industrial property adjacent to the subject property. A single family home on the subject property was demolished for this purpose as well, around 2012.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The increase in landscaping buffering requirements between residential and non-residential uses per Article 12 of the zoning code, could reduce potential impact to adjacent residential properties.

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

1. There are not new plans or studies directly related to the proposed One Year Plan amendment.

Action: Approved**Meeting Date:** 10/6/2022**Details of Action:**

Summary of Action: Approve the One Year Plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is consistent with the development pattern for the area and meets the location criteria for this land use designation.

Date of Approval: 10/6/2022**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:** 11/1/2022**Date of Legislative Action, Second Reading:** 11/15/2022

Ordinance Number:		Other Ordinance Number References:	O-154-2022
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	