

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



**File Number:** 10-D-20-SP      **Related File Number:**  
**Application Filed:** 8/24/2020      **Date of Revision:**  
**Applicant:** BENJAMIN MULLINS OBO HILLWOOD ENTERPRISES, LP

## PROPERTY INFORMATION

**General Location:** North of Mall Rd., encircled by Knoxville Center Dr. (pvt), southeast of Washington Pk., southwest of Mill Rd.

**Other Parcel Info.:**

**Tax ID Number:** 59 026, 02603, 02604 & 02605      **Jurisdiction:** City

**Size of Tract:** 77.5 acres

**Accessibility:** This site has frontage along two roads. N. Mall Road is a major collector that runs parallel to I-640 and is located just to the north of the interstate. It is contained within the I-640 right-of-way, which varies widely in width depending on the measurement point but is always greater than 500 feet. N. Mall Road has a pavement width of approximately 24 feet. Millertown Pike is a minor arterial with a pavement width that varies from approximately 36 to 40 feet inside a right-of-way that varies from 64 to 75 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Former site of Knoxville Center Mall, which now sits vacant

**Surrounding Land Use:**

**Proposed Use:**      **Density:**

**Sector Plan:** North City      **Sector Plan Designation:** MU-RZ ( Regional Mixed Use Center)

**Growth Policy Plan:** Within City limits

**Neighborhood Context:** This is the former site of Knoxville Center Mall. The general area includes a mix of uses including commercial, multifamily residential, office, and single family residential uses. I-640 is nearby to the south.

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

**Street:** 3001 2915, 3027 & 2931 Knoxville Center Dr.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-R (Regional Commercial) - 2

**Former Zoning:**

**Requested Zoning:** I-G (General Industrial)

**Previous Requests:** 7-E-17-RZ

**Extension of Zone:** No

**History of Zoning:** None noted for this property

**PLAN INFORMATION (where applicable)**

Current Plan Category: MU-RC (Mixed Use Regional Center)

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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally significant site and prevent blight.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. There are no apparent errors in the plan that would warrant an amendment to the plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONDISERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1. As stated previously, this site now sits vacant, which could lead to blight. A new development could provide a multitude of jobs for people in this area.
- 2. Plans are in place to add several stoplights at key intersections to increase safety in anticipation of the tractor-trailer traffic generated by the distribution center.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally significant site and prevent blight.

Date of Approval: 10/8/2020

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:** 11/3/2020

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 11/17/2020

**Other Ordinance Number References:** O-165-2020

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**