

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 sector plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is a minor extension of industrial land uses to the north and east, and it is consistent with the location criteria for the LI designation.

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. Since approximately 2011, this property and surrounding lots along the east to west section of Pelham Dr. have gradually been purchased by the same owner and cleared of buildings in preparation for a new road to access the LI (Light Industrial) designated properties northeast of the subject property. The proposed LI land use designation is necessary for that roadway improvement to occur.

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

1. A new road to replace a section of Pelham Dr. has been submitted for concept plan review, pending the outcome of this proposed plan amendment and rezoning. The recent demolition of residential properties and a hotel have made the development of this road more feasible and would improve access to nearby industrial properties by the same owner.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The East City Sector Plan was adopted in 2014 around the time that clearing of residential properties, including the dwelling on the subject property, began. This may have warranted consideration of expanding an LI designation, since the residential character of the area was drastically changing.

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

1. The proposed development of Rock Point Dr., a new road to replace a portion of Pelham Dr., warrants consideration of a minor expansion of the LI designation that exists north and east of the subject property.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is a minor extension of industrial land uses to the north and east, and it is consistent with the location criteria for the LI 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-153-2022

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: