

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-E-17-PA

Related File Number: 10-K-17-RZ

Application Filed: 8/31/2017

Date of Revision:

Applicant: PRO-MARK, INC.

PROPERTY INFORMATION

General Location: Northwest side Anderson Rd., northeast of Beverly Rd.

Other Parcel Info.:

Tax ID Number: 59 B A 008

Jurisdiction: City

Size of Tract: 4.8 acres

Accessibility: Access is via Anderson Rd., a local street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant dwelling

Surrounding Land Use:

Proposed Use: Highway construction, safety-related products manufacturing producing aluminum signs and traffic control products with an office.

Density:

Sector Plan: North City **Sector Plan Designation:** Office

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This section of Anderson Rd. is developed with light industrial and office uses under I-2, I-3 and O-1 zoning.

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

Street: 4307 Anderson Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)

Former Zoning:

Requested Zoning: I-3 (General Industrial)

Previous Requests: None noted

Extension of Zone: Yes, extension of LI from the south and east

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation.

Staff Recomm. (Full):

Light industrial uses at this location would be a logical extension of the plan designation from the south and east, from adjacent properties that are zoned I-2 and I-3. Light industrial use of the subject property will be compatible with the surrounding development and zoning pattern.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current plan proposes office uses for the site, consistent with its current O-1 zoning. LI is a logical extension of the plan designation from the south and east.

B. 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 - No known improvements have been recently made to Anderson Rd., but the street has 20 feet of pavement width and is adequate to serve the recommended light industrial uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established light industrial zoning pattern to the south and east, the proposed LI plan designation is appropriate for the subject property.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for light industrial uses.

Action: Approved

Meeting Date: 10/12/2017

Details of Action:

Summary of Action:

approve LI (Light Industrial)

Date of Approval:

10/12/2017

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: 11/7/2017

Date of Legislative Action, Second Reading: 11/21/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: