

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH CITY SECTOR 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-SP

**Related File Number:**

**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.):** ADOPT RESOLUTION #10-E-17-SP, amending the North City Sector Plan map to LI (Light Industrial) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With the established light industrial zoning pattern to the south and east, the proposed LI plan designation is appropriate for the subject property.

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

No new information or trends have emerged 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.

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

1. 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.
2. 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:** 10/12/2017

**Details of Action:**

**Summary of Action:** 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:**