

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT CENTRAL 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: 12-A-11-SP **Related File Number:** 12-A-11-RZ
Application Filed: 10/7/2011 **Date of Revision:**
Applicant: DMS PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side Boruff St., north side I-40, south of Wheeler St.
Other Parcel Info.:
Tax ID Number: 821F00903 **Jurisdiction:** City
Size of Tract: 3.57 acres
Accessibility: Access is via Boruff St., a local street with 21-26' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shingle storage
Surrounding Land Use:
Proposed Use: Shingle storage **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of residential and light industrial uses under I-3 zoning.

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

Street: 1407 Boruff St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: I-4 (Heavy Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: HI (Heavy 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.): DENY HI (Heavy Industrial) sector plan designation.

Staff Recomm. (Full): The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for more intense heavy industrial uses. The site is completely surrounded by light industrial and residential uses under I-3 zoning, and placing a heavy industrial designation on the 3.57 acre site would be incompatible with surrounding land uses and constitutes a spot sector plan amendment.

Comments: SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:
NEW ROAD OR UTILITY IMPROVEMENTS:
No road improvements have been made recently in the area. Water and sewer utilities are available to serve the site. All vehicular access to the site is through residential neighborhoods and streets.
ERROR OR OMISSION IN CURRENT PLAN:
The plan appropriately calls for LI development at this location.
CHANGES IN GOVERNMENT POLICY:
No changes have occurred that warrant this sector plan change.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:
It is staff's opinion that there have not been significant changes that have taken place to justify amendment of the sector plan to heavy industrial or rezoning to I-4.

Action: Denied

Meeting Date: 12/8/2011

Details of Action:

Summary of Action: DENY HI (Heavy Industrial) sector plan designation.

Date of Approval:

Date of Denial: 12/8/2011

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading: 1/24/2012

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: