

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-A-21-PA Related File Number: 4-F-21-RZ
Application Filed: 2/23/2021 Date of Revision:
Applicant: TERRY L. HARRIS

PROPERTY INFORMATION

General Location: South side of Chipman Street, east side of Glider Avenue
Other Parcel Info.:
Tax ID Number: 82 H E 41 Jurisdiction: City
Size of Tract: 10800 square feet
Accessibility: This property is accessed off of Glider Avenue, a local road with a 26-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Central City Sector Plan Designation: HI (Heavy Industrial)
Growth Policy Plan: N/A
Neighborhood Context: This neighborhood generally contains a mix of industrial, commercial, and residential uses. Streets are on a grid and lots average about 6,000 square feet in area.

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

Street: 2100 Chipman Street
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)
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 One Year Plan amendment to LI (Light Industrial) because it allows consideration of the I-MU (Industrial-Mixed Use) zone.

Staff Recomm. (Full):

Comments:

This parcel was zoned I-3 (General Industrial) prior to adoption of the new zoning ordinance on January 1, 2020, along with the surrounding properties along Chipman Street, Mitchell Street, and Glider Avenue. These properties form a core area consisting of residential, office, and commercial uses inside a peripheral area of industrial uses, and they were reassigned to the RN-4 (General Residential Neighborhood) zone with the adoption of the new zoning ordinance and map. The surrounding industrial properties were reassigned to the I-G (General Industrial) zone.

The RN-4 zone does not allow the various uses present, and many of these properties became non-compliant with the new zoning ordinance despite being an established industrial mixed use area. The I-MU zone would allow all of the existing uses and would be a more appropriate zone for these core properties than the existing RN-4 zone. However, it would require a plan amendment to the LI (Light Industrial) land use classification to align the existing use, zoning, and plan designation.

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There has not been a change of conditions that would warrant a plan amendment.

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 is not an error in the plan to warrant a plan amendment.

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

1. The development trend in this area includes a mix of uses that the I-MU zone would accommodate. It is an established industrial area with other commercial businesses, offices, and housing.
2. This parcel is zoned RN-4, but staff believes I-MU to be a more appropriate zone. A rezoning requires a plan amendment to better align the zone with existing conditions.

Action:

Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to LI (Light Industrial) because it allows consideration of the I-MU (Industrial-Mixed Use) zone.

Date of Approval:

4/8/2021

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: 5/4/2021

Date of Legislative Action, Second Reading: 5/18/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance:

O-64-2021

Approved