

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-B-15-SP                      **Related File Number:** 4-B-15-RZ  
**Application Filed:** 2/12/2015              **Date of Revision:**  
**Applicant:** HARRISON CONSTRUCTION

## PROPERTY INFORMATION

**General Location:** North side Rutledge Pike, east and west sides Spring Hill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 71 H D 010 & PT OF 009                      **Jurisdiction:** City  
**Size of Tract:** 4.9 acres  
**Accessibility:** Access is via Rutledge Pike, a major arterial street with 4 lanes within 80' of right-of-way, or Spring Hill Rd., a minor collector street with 23' of pavement width within 30' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Equipment storage  
**Surrounding Land Use:**  
**Proposed Use:** Asphalt or concrete batch plant                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with light to heavy industrial and commercial uses under I-3, I-4 and C-4 zoning.

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

**Street:**  
**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:** Yes, extension of HI from the north.  
**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.): ADOPT RESOLUTION # 4-B-15-SP, amending the East City Sector Plan to HI (Heavy Industrial) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full): This request is an extension of the existing heavy industrial designation from the north. The current sector plan does not recognize the existing I-4 zoning adjacent to the site to the east, which also allows heavy industrial use. This site has railroad access, with an adjacent siding, and is surrounded on all sides by compatible land uses. The placement of heavy industrial uses at this location is an expansion further away from the closest residential uses to the north.

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 made recently to any of the roads that this site fronts on. However, Rutledge Pike is classified as a major arterial street and Spring Hill Rd. is classified as a minor collector street. These streets have sufficient capacity to accommodate heavy industrial use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for light industrial uses for this property. However, I-4 zoning is already in place to the north and east of the site. The I-4 area to the east is not recognized by the sector plan. The requested plan amendment is a logical extension of the heavy industrial designation from the north. This general area around this intersection may be considered for a small area study to review the proposed land use pattern in the area and possibly broaden the area proposed for heavy industrial uses.

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

The property is surrounded by I-3 and I-4 zoning. Heavy industrial development and zoning have been established to the north and east and are appropriate at this industrial node fronting on a major arterial street (Rutledge Pike).

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

The trend has been long established that this area of Rutledge Pike is appropriate for industrial development. This proposal is an expansion of heavy industrial land uses and zoning.

Action: Approved

Meeting Date: 4/9/2015

Details of Action:

Summary of Action: ADOPT RESOLUTION # 4-B-15-SP, amending the East City Sector Plan to GC (General Commercial) and recommend that City Council also adopt the sector plan amendment.

Date of Approval: 4/9/2015

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:** 5/12/2015

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 5/26/2015

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**