# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### **CENTRAL CITY SECTOR PLAN AMENDMENT**



File Number:4-B-21-SPApplication Filed:2/22/2021Applicant:TERRY L. HARRIS

Related File Number: Date of Revision:

# PROPERTY INFORMATION General Location: South side of Chipman Street, east side of Glider Avenue Other Parcel Info.: Jurisdiction: Tax ID Number: 82 H E 41 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:		nerally contains a mix of industrial, comm age about 6,000 square feet in area.	ercial, and residential uses. Streets are	

#### 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 Central City Sector Plan amendment to LI (Light Industrial) because it allows consideration of the I-MU (Industrial-Mixed Use) zone.				
Staff Recomm. (Full):					
Comments:	SECTOR 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 RECONDISERATION 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.				
	<ul> <li>State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:</li> <li>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.</li> <li>The Legislative Body may also initiate an amendment and transmit the amendment to 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.</li> </ul>				
Action:	Approved Meeting Date: 4/8/2021				
Details of Action:					
Summary of Action:	Approve the Central City Sector Plan amendment to LI (Light Industrial) because it allows consideration of the I-MU (Industrial-Mixed Use) zone.				
Date of Approval:	4/8/2021Date 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:		Other Ordinance Number References:	O-63-2021

Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	