

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-E-05-PA **Related File Number:**
Application Filed: 3/8/2005 **Date of Revision:**
Applicant: MICHAEL C. BELITZ
Owner:

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
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Amherst Rd., northwest of Industrial Heights Rd.
Other Parcel Info.:
Tax ID Number: 92 M A 007 **Jurisdiction:** City
Size of Tract: 2.6 acres
Accessibility: Access is via Amherst Rd., a major collector street with 19-20' of pavement width within 35' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Single occupant construction office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: In the area around this site are numerous industrial businesses and warehouses, developed under I-2 and I-3 zoning. To the north and west are residential uses, zoned R-1 and R-1A.

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

Street: 1772 Amherst Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of LI designation from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: LI (Light Industrial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE LI (Light Industrial) one year plan designation.

Staff Recomm. (Full): LI is an extension of the designation from the southeast and is consistent with adjacent I-3 zoning and development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is consistent with the I-3 zoning to the south and east of the site.
3. There are numerous properties in the area developed with warehouses and other industrial businesses, under I-2 and I-3 zoning, including the properties directly south and east of the subject property. See attached zoning map.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended LI plan designation is compatible with surrounding development and will have a minimal impact on adjacent properties, and will allow the applicant to request I-3 zoning for the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recommended amendment to light industrial for this site is a logical extension of the LI one year plan designation from the south and east.
2. The Northwest County Sector Plan currently proposes low density residential uses for the site.
3. This request may lead to future One Year Plan and rezoning requests for light industrial uses in this immediate area, possibly extending further west along Amherst Rd.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 4/14/2005

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: 5/10/2005

Date of Legislative Action, Second Reading: 5/24/2004

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: