

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-E-22-PA **Related File Number:** 4-X-22-RZ
Application Filed: 3/2/2022 **Date of Revision:**
Applicant: TENNESSEE AUTO SALVAGE & RECYCLING INC.

PROPERTY INFORMATION

General Location: South side of Rutledge Pike, due east of N. Burns Road
Other Parcel Info.:
Tax ID Number: 71 H B 003 **Jurisdiction:** City
Size of Tract: 4.48 acres
Accessibility: Access is via Rutledge Pike, a major arterial, with a pavement width of 43-ft within a right-of-way of 112-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This is an older industrial area adjacent to the I-640 and I-40 right-of-way along Rutledge Pike.

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

Street: 4912 Rutledge Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-G (General Industrial) / HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: I-H (Heavy Industrial) / HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) & HP (Hillside Protection)
Requested Plan Category: HI (Heavy Industrial) & HP (Hillside Protection)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to HI (Heavy Industrial) and HP (Hillside Protection) for the area shown in the Exhibit C map because it is consistent with the surrounding development.

Staff Recomm. (Full):

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

AN ERROR IN THE PLAN:

1. There does not appear to be an error in the plan, however, this location also meets the criteria for the Heavy Industrial land use classification.
2. When the 2020 zoning map was adopted the rear portion of the property adjacent to existing single family residential homes had a more intensive zone district. This staff recommended area for rezoning to I-H limits it to the portion of the property not abutting existing single family residential to provide additional protection to the adjacent properties.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. Though there have been no significant infrastructure changes in this area, the subject property is adjacent to older existing industrial areas and the interstate right-of-way.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment, however, HI land use classifications are generally located in older industrial areas, such as this area of Rutledge Pike.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment, however, this location meets the criteria for the HI land use classification, when limited to the portion of the property not abutting single family residential uses.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the One Year Plan amendment to HI (Heavy Industrial) and HP (Hillside Protection) for the area shown in the Exhibit C map because it is consistent with the surrounding development.

Date of Approval: 4/14/2022

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: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References: O-73-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: