

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-F-23-PA Related File Number: 4-N-23-RZ
Application Filed: 2/27/2023 Date of Revision:
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: North and south sides of Pelham Road, east of Rutledge Pike
Other Parcel Info.:
Tax ID Number: 71 I A 020-028 OTHER: 070ME001,002,00201-00203 Jurisdiction: City
Size of Tract: 5.5 acres
Accessibility: Access will be a new right-of-way, Rock Pointe Drive, that will be constructed per the approved concept plan, 5-SC-22-C. This will be a local road with a 26-ft pavement width inside a 50-ft right-of-way. The existing rights-of-way for Pelham Rd and McCalla Ave were recently closed.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential, Commercial
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: East City Sector Plan Designation: LI (Light Industrial), MU-SD (Mixed Use Special Dis
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of single family homes as well as commercial and industrial properties that are bordered by an interstate highway and major arterial streets on three sides.

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

Street: 0 MCCALLA AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial), I-G (General Industrial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes/ No
History of Zoning: Various properties within the requested rezoning area have been rezoned previously from less intense commercial and residential districts to more intense commercial and industrial districts, beginning in 1999 (Cases 8-E-99-RZ, 12-C-93-RZ, 3-K-01-RZ, 10-D-10-RZ, 6-P-19-RZ, 10-G-22-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial), MU-SD, EC-2 (Mixed Use-Special District, Magnolia Avenue), HP (Hillside Protection)

Requested Plan Category: MU-SD, EC-2 (Mixed Use Special District, Magnolia Avenue) for the parcels designated LI, 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to MU-SD, EC-2 (Mixed Use-Special District, Magnolia Avenue) and HP (Hillside Protection) for the requested area as noted in the application because it is consistent with public improvements in the area.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The current LI (Light Industrial) land use classification is not the result of an error in the One Year Plan.

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. The replacement of a portion of Pelham Road with Rock Pointe Drive, an enhanced and more direct connection to Rutledge Pike, warrants consideration of a minor expansion of the MU-SD, EC-2 (Mixed Use-Special District, Magnolia Avenue) classification to the subject property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy specific to the land use change request for the subject property.

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

1. Recently approved plans for partial closure of Pelham Road and construction of Rock Pointe Drive, which provides more direct vehicular and pedestrian access from Rutledge Pike to the subject property, warrants the need for an expansion of the MU-SD, EC-2 land use class. A key part of the land use classification's focus is on properties connected to that major arterial street.

Action: Approved **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to MU-SD, EC-2 (Mixed Use-Special District, Magnolia Avenue) and HP (Hillside Protection) for the requested area as noted in the application because it is consistent with public improvements in the area.

Date of Approval: 4/13/2023 **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: 5/16/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/30/2023

Other Ordinance Number References: O-77-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: