

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 4-F-24-PA **Related File Number:** 4-J-24-RZ

**Application Filed:** 2/15/2024 **Date of Revision:**

**Applicant:** BIR INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** West side of Mynderse Ave, north of Western Ave

**Other Parcel Info.:**

**Tax ID Number:** 94 A A 031 01 (PART OF) **Jurisdiction:** City

**Size of Tract:** 7.61 acres

**Accessibility:** Access is via Mynderse Ave, a local road with a 43 ft pavement width within a right-of-way of 73 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Industrial (Manufacturing)

**Surrounding Land Use:**

**Proposed Use:** **Density:**

**Planning Sector:** Central City **Plan Designation:** LI (Light Industrial)

**Growth Policy Plan:** N/A (Within City Limits)

**Neighborhood Context:** This area is developed with a mix of commercial and light to heavy industrial uses with multi-family residential dwellings to the north.

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

**Street:** 2635 WESTERN AVE

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-MU (Industrial Mixed-Use)

**Former Zoning:** None noted.

**Requested Zoning:** I-H (Heavy Industrial)

**Previous Requests:**

**Extension of Zone:** Yes, the I-H zone is adjacent to the northeast and is also across Mynderse Avenue.

**History of Zoning:** Part of the property included in this request was rezoned from I-3 (General Industrial) to I-2 (Restricted Manufacturing and Warehousing) in 2017 (Case # 6-E-17-RZ).

## 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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the HI (Heavy Industrial) land use classification because it is consistent with the surrounding area.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

### **AN ERROR IN THE PLAN:**

1. There are no obvious errors in the One Year Plan. However, Heavy Industrial could have been considered here because Heavy Industrial zoning abuts this property and runs along Tennessee Ave in the area.

### **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. In 2008, the steel foundry, which abuts to the north and east, rezoned that property and amended its land use classification from LI (Light Industrial) to HI (Heavy Industrial) to extend the HI designation and I-4 zoning from its primary facility to the east (Case # 7-B-08-PA/7-F-08-RZ).
2. In 2020, Western Ave at this location was widened and realigned from 2 lanes to 5 lanes with a turn lane. At the same time, Mynderse Ave was widened from being a 22 ft, unstriped road to a 55 ft 3-lane, striped road in front of this property. Mynderse Ave is a dead-end road that serves the heavy industrial traffic of the surrounding properties.

### **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no known public policy changes relating to this property and its land use classification.

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

1. There are no new plans or studies specific to industrial land uses that apply to this property.

### **ADDITIONAL CONSIDERATIONS:**

1. In the One Year Plan, substantial landscaped buffers are expected between uses of lesser intensity, particularly for residential, office and agricultural uses. The plan amendment designation is only for the portion of the parcel south of the train tracks. The northern portion, which abuts a residential development, will remain Light Industrial.
2. The location criteria for HI states that it is to be used for properties: 1) within existing industrial areas, 2) within one mile of an interstate interchange, and 3) having access to a major collector or arterial street. This property is an industrial property zoned I-MU. It's a mile from the I640/I75 Western Ave interchange, and Western Ave is classified as a major arterial.

Action: Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the HI (Heavy Industrial) land use classification because it is consistent with the surrounding area.

Date of Approval: 4/11/2024

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:** 5/28/2024

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/11/2024

**Other Ordinance Number References:** O-81-2024

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**