

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
EAST CITY SECTOR PLAN AMENDMENT



File Number: 4-M-22-SP **Related File Number:**
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:
Former Zoning:
Requested Zoning:
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 sector 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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Though there have been no significant changes in this area, the subject property is adjacent to older existing industrial areas and the interstate right-of-way, and an existing salvage yard.
2. Existing single family residential homes are adjacent to the southeastern portion of the property, therefore, staff is limiting the recommended area for plan amendment.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1) Adequate roads and utilities are available to make development of the site feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1) There is no obvious or significant error or omission in the sector plan related to the subject property, however, this area also meets the location criteria for HI land use classification, when limited to the portion of the property not abutting single family residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1) There are no new trends in development that warrant reconsideration of the original plan proposal.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector 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-72-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: