

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

**File Number:** 7-A-14-PA                      **Related File Number:** 7-B-14-RZ  
**Application Filed:** 5/22/2014              **Date of Revision:** 6/23/2014  
**Applicant:** HAND PARTNERSHIP, L.P.

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:** South side Atlantic Ave., north side Radford Pl., west side Metler St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 G B 010-016, 01001                      **Jurisdiction:** City  
**Size of Tract:** 1.6 acres  
**Accessibility:** Access is via Atlantic Ave., a major collector street with 25' of pavement width within 40' of right-of-way, Metler St., a local street with 21' of pavement width within 45' of right-of-way, or Radford Pl., a local street with 23' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Two dwellings and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Business expansion                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This section of Atlantic Ave. is primarily developed with residential uses under R-2 zoning. Several large light and general industrial uses are located to the south, zoned I-3 and I-4.

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

**Street:** 250 Atlantic Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** I-3 (General Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LI plan designation and I-3 zoning from the south and east  
**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:

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.):** RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation for parcels 081GB013-016 only. (See attached MPC staff recommendation map.)

**Staff Recomm. (Full):** Light industrial uses are appropriate south of the alley. If light industrial uses extend north to Atlantic Ave., as requested, it would allow incompatible light industrial uses to be placed directly across the street from and adjacent to residential uses, interrupting the residential development pattern established along this section of Atlantic Ave. If the Planning Commission is inclined to recommend rezoning of the entire site, as requested, the LI plan designation would have to be approved for the entire site and staff would recommend I-1 zoning, rather than the requested I-3.

**Comments:** ONE YEAR PLAN AMENDMENT REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)  
A. AN ERROR IN THE PLAN - The current plan proposes LDR uses for the site, which is not consistent with the current R-2/IH-1 zoning in place. R-2 zoning allows multi-dwelling attached residential development, which constitutes MDR (Medium Density Residential) development. However, the residential development in the area appears to be primarily detached dwellings on individual lots, consistent with the current LDR designation. Since the alley is located to the rear of the residential properties on Atlantic Ave., it would be appropriate for the proposed light industrial uses to back up to the houses on the other side of the alley. The houses located along Atlantic Ave. are oriented toward Atlantic Ave., not the alley, so the recommended plan amendment would not result in incompatible uses facing each other. This is the same zoning and development pattern that is in place to the east on similar properties.  
B. 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 - No known improvements have been recently made to any of the access streets to the site, but they are adequate to serve a small expansion of light industrial uses. Public water and sewer utilities are available to serve the site.  
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established light industrial development pattern to the south and east, the recommended extension of LI uses is appropriate.  
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment, but the recommended plan amendment is consistent with the future land use and zoning pattern to the east.

**Action:** Approved Meeting Date: 8/14/2014

**Details of Action:** RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation.

**Summary of Action:** LI (Light Industrial) One Year Plan designation for the entire site. The Planning Commission noted that LI for the entire site would be appropriate in allowing consideration of I-1 zoning, which is preferable over I-3. LI

**Date of Approval:** 8/14/2014 **Date of Denial:** **Postponements:** 7/10/14

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 9/16/2014

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 9/30/2014

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**