# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT CENTRAL CITY SECTOR PLAN AMENDMENT

File Number: 7-C-11-SP Related File Number: 7-C-11-SP

**Application Filed:** 6/6/2011 **Date of Revision:** 

Applicant: METROPOLITAN PLANNING COMMISSION



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

**General Location:** East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave.

Other Parcel Info.:

Tax ID Number: 95 G J 002-004 OTHER: 095GR013&014 Jurisdiction: City

Size of Tract: 15.43 acres

Accessibility: Access is via Riverside Dr., a major collector street with 23' of pavement width within the large James

White Parkway right-of-way, or Laurans Ave., a local street with 17-21' of pavement width within 40-45'

of right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Businesses

**Surrounding Land Use:** 

Proposed Use: Businesses Density:

Sector Plan: Central City Sector Plan Designation: LI & LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This site is developed with light to heavy industrial uses and a house under I-2 and O-1 zoning.

Residential uses are to the north. The river and James White Parkway are to the south and west. A

concrete plant is to the south and more residences are to the east.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

Extension of Zone: No

**History of Zoning:** None noted

#### PLAN INFORMATION (where applicable)

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Current Plan Category: LI (Light Industrial) & LDR (Low Density Residential)

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.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #7-C-11-SP, amending the Central City Sector Plan to HI (Heavy Industrial), LI

(Light Industrial) and O (Office), (per attached map), and recommend that City Council also adopt the

sector plan amendment. (See attached resolution, Ex. A.)

Staff Recomm. (Full): Light and heavy industrial uses for this site are an extension of existing uses and zoning from the

south. Industrial use of this site is compatible with surrounding development and zoning. The existing light industrial designated area does not extend far enough north to take in the businesses already in place. At least one of the businesses requires I-4 zoning and a heavy industrial plan designation. The sector plan also does not reflect the office designation for the O-1 zoned historic residence on parcel 2.

Comments: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

**NEW ROAD OR UTILITY IMPROVEMENTS:** 

No known improvements have occurred to the streets directly adjacent to this site. Utilities are in place

to serve the development.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes light industrial and low density residential uses for this site, The existing light industrial designated area does not extend far enough north to take in the businesses already in place. At least one of the businesses requires I-4 zoning and a heavy industrial plan designation. The sector plan also does not reflect the office designation for the O-1 zoned historic residence on parcel 2.

CHANGES IN GOVERNMENT POLICY:

This is an area that is already developed with light and heavy industrial uses. The proposed plan change will bring some uses into consistency with zoning and use. The recommended LI designation for the northern portion of parcel 4 will serve as a transition between the heavy industrial uses to the south and residential uses to the north.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Parcel 14 and possibly parcel 4 contain businesses that require I-3 or I-4 zoning. The current I-2 zoning does not support the current use of the properties.

State law regarding amendments of the general plan (which include Sector Plan amendments) was

changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

- 1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- 2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 7/14/2011

**Details of Action:** 

Summary of Action: HI (Heavy Industrial), LI (Light Industrial) and O (Office) (see attached map)

Date of Approval: 7/14/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

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## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/9/2011 Date of Legislative Action, Second Reading: 8/23/2011

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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