

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**CENTRAL CITY SECTOR PLAN AMENDMENT**

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

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**File Number:** 7-C-16-SP                      **Related File Number:**  
**Application Filed:** 5/26/2016              **Date of Revision:**  
**Applicant:** TRINITY BUSINESS GROUP, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side North Ave., northwest of Cornelia St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 C M 01902                      **Jurisdiction:** City  
**Size of Tract:** 5 acres  
**Accessibility:** Access is via North Ave., a local street with 15' of pavement width within 35' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Parking and storage  
**Surrounding Land Use:**  
**Proposed Use:** Processing of organic yard waste                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located within a light industrial area that runs along the railroad right-of-way, zoned I-3 and I-4. To the north and south of this area are residential neighborhoods, zoned R-2/IH-1.

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

**Street:** 302 North Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** I-4 (Heavy Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): DENY the request to amend the future land use map of the Central City Sector Plan to HI (Heavy Industrial) land use classification.

Staff Recomm. (Full): Heavy industrial uses are not appropriate for this site. All industrial zoning on the south side of the railroad is I-3. The access to the site from North Ave. is not sufficient for more intense heavy industrial uses, that generally include trips from large semi-trucks. North Ave. is very narrow and the site's only access is through the adjacent residential neighborhood.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No changes have occurred in the area to now warrant a change of the sector plan for this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan currently designates this site for LI (Light Industrial) uses, consistent with its current I-3 zoning. These designations are appropriate, intentional and have long been in place, so there is no error in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The plan designation of LI for this area has long been in place. There has been no change in policy related to development in this area.

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

No new information or trends have emerged to justify the need for a plan amendment. The proposed land use pattern has long been established in this area and should be maintained. Allowing heavy industrial use of this site would add to the negative impact of having industrial uses directly adjacent to an established neighborhood.

Action: Denied

Meeting Date: 7/14/2016

Details of Action:

Summary of Action: DENY the request to amend the future land use map of the Central City Sector Plan to HI (Heavy Industrial) land use classification.

Date of Approval:

Date of Denial: 7/14/2016

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/16/2016

Date of Legislative Action, Second Reading: 8/30/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**