

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 1-D-09-UR **Related File Number:**
Application Filed: 11/24/2008 **Date of Revision:**
Applicant: ODLE & YOUNG ARCHITECTS

PROPERTY INFORMATION

General Location: Northeast side of Pleasant Ridge Rd., south of Sycamore Dr.
Other Parcel Info.:
Tax ID Number: 93 D C 013 **Jurisdiction:** City
Size of Tract: 5.18 acres
Accessibility: Access is via Pleasant Ridge Rd., a two, three and four-lane, minor arterial street in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Food Processing Facility
Surrounding Land Use:
Proposed Use: Waste facility for food processing business **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of a light industrial park that has developed under I-1, I-2 and I-3 zoning.

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

Street: 3608 Pleasant Ridge Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-1 (Planned Industrial Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property is currently being requested for rezoning from I-1 to I-2 (1-K-09-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for a waste processing facility, subject to the following 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Providing and maintaining a 30' landscaped buffer along the northeastern and northwestern property lines.
5. All landscaping shall be installed as shown on the approved site plan within 6 months from the date of construction.
6. Meeting all requirements of the City of Knoxville Fire Department.
7. Meeting all applicable requirements of the Knoxville Utilities Board.

With the conditions noted above, this requests meets the requirements for approval of a waste processing facility in the I-1 zone and other criteria for a use on review.

Comments:

The applicant is proposing to construct a waste processing facility as per the requirements of the Knoxville Utilities Board to process waste from the existing food processing facility located to the south of the site. The proposal consists of a small pretreatment building (50x40) and a tank (41' in diameter and 16' in height) to be located behind the existing manufacturing facility. As part of this approval the applicant will be required to preserve the existing tree-line located within the required 30' setback along the northeastern and northwestern property lines.

Any new construction in the I-1 zoning district requires use-on-review approval from the Planning Commission. The applicant has requested that this property be rezoned to I-2 (1-K-09-RZ) in order to have the same zoning on both of their properties.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. The proposal will have no additional impact on Pleasant Ridge Rd.
3. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. Due to the location of the waste processing facility and the required landscaped setback buffer, the proposal will not significantly injure the value of adjacent property.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan and One Year Plan propose light industrial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 1/8/2009

Details of Action:

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With the conditions noted above, this requests meets the requirements for approval of a waste processing facility in the I-1 zone and other criteria for a use on review.

Summary of Action:

APPROVE the development plan for a waste processing facility, subject to the following 7 conditions:

Date of Approval:

1/8/2009

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:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: