

CASE SUMMARY

APPLICATION TYPE: REZONING

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-G-02-RZ **Related File Number:** 1-E-02-PA
Application Filed: 12/12/2001 **Date of Revision:**
Applicant: BEVERLY JONES JR.
Owner:

PROPERTY INFORMATION

General Location: West side Jackson Rd., north of Amherst Rd.
Other Parcel Info.:
Tax ID Number: 92 L C 20 **Jurisdiction:** City
Size of Tract: 3.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: office warehouse buildings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: Property was denied LI in 1999 (7-F-99-PA/7-O-99-RZ)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:

Staff Recomm. (Abbr.): APPROVE I-1 (Planned Industrial Park) zoning. (Applicant requested I-3.)

Staff Recomm. (Full): I-1 zoning will give the applicant reasonable use of the property and will allow for MPC review of a site plan to minimize the impact on adjacent residential uses and zoning.

Comments: The request is consistent with the Northwest County Sector Plan proposal for light industrial uses at this location. In July of 1999, staff had recommended approval of LI and I-1 zoning. The applicant had requested I-3 zoning. The requests for the LI designation and for I-3 zoning on this property were both denied by MPC on July 8, 1999, after hearing from both the applicant and neighborhood opposition to the request. Staff's position has not changed. I-1 is the most appropriate zoning for this site because it is intended for locations between light industrial and residential uses. A development plan will have to be approved by MPC prior to any development of the site as a use on review. At that time, the applicant may be required to widen Jackson Rd. at this location to allow for adequate and safe traffic movement, to and from the property.

The I-1 zoning district allows many of the same uses that are permitted in I-3. The required building setbacks vary slightly between the two zones. The front yard setback in I-1 is less (25 feet) than the 35 feet required in the I-3 zone. Both zones will require a 50 foot setback for the north property line adjacent to residential zoning. The other setbacks are slightly more in the I-1 zone compared to the I-3 zone. Either zone would require concept plan approval for the subdivision if it is more than 5 lots. The I-1 zone also requires use on review approval of a development plan.

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action: APPROVE I-2 (Restricted Manufacturing & Warehousing) zoning.

Summary of MPC action: APPROVE I-2 (Restricted Manufacturing & Warehousing)

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/5/2002 Date of Legislative Action, Second Reading: 3/5/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Denied

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: