

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

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File Number: 1-H-04-RZ **Related File Number:** 1-E-04-PA
Application Filed: 12/4/2003 **Date of Revision:**
Applicant: KATHY KILLINGSWORTH
Owner:

PROPERTY INFORMATION

General Location: Southeast side Hoitt Ave., northeast of N. Sixth Ave.
Other Parcel Info.:
Tax ID Number: 82 H J 035 **Jurisdiction:** City
Size of Tract: 33 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: KUB facilities
Surrounding Land Use:
Proposed Use: KUB facilities and material/vehicle storage for adjacent business. **Density:**
Sector Plan: Central City **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-1A (Low Density Residential)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full): I-3 is a logical extension of zoning and is consistent with other industrial zoning and development in the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Property adjoining the subject parcel is already zoned I-3 and is used for KUB facilities and material/vehicle storage. The applicant proposes to extend that use and zoning to the subject property.
2. I-3 is a logical extension of zoning from the southwest
3. Development permitted under I-3 zoning is compatible with the scale and intensity of the surrounding industrial development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools. Hoitt Ave. is 23 feet in pavement width.
3. The proposal will place industrial use across from residential use, but the impact is minimal because the neighborhood already has a mix of the two land uses..

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recently updated Central City Sector Plan proposes light industrial uses for this site, consistent with the proposal. MPC approved this sector plan update on June 12, 2003 (6-A-03-SP).
2. This request may lead to similar requests for light industrial designations and zoning in the future if the need for additional industrial uses in this area occurs. The sector plan proposes light industrial uses south of Brown Ave., one block north of this site.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE I-3 (General Industrial)

Date of MPC Approval: 1/8/2004

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: 2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: