

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-I-05-PA **Related File Number:** 1-K-05-RZ
Application Filed: 12/14/2004 **Date of Revision:**
Applicant: SAMUEL R MORTON
Owner:

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
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PROPERTY INFORMATION

General Location: Northeast side Fennel Rd., southeast of E. Inskip Dr.
Other Parcel Info.:
Tax ID Number: 69 I A 028,02801 **Jurisdiction:** City
Size of Tract: 205 acres
Accessibility: Access is via Fennel Rd., a local street with 20' of pavement within a 40 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Storage yard
Surrounding Land Use:
Proposed Use: Charter Bus Company **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a small industrial area zoned I-2 and I-3 that is developed with several business.

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

Street: 4604 Fennel Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park), R-2 (General Residential) and I-2 (Light Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: Part of site was designated GC and C-6 in 2004.
Extension of Zone: Yes
History of Zoning: Part of property was designated GC and zoned C-6 in 2004.

PLAN INFORMATION (where applicable)

Current Plan Category: GC and LDR
Requested Plan Category: LI (Light Industrial)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE LI (Light Industrial) designation

Staff Recomm. (Full): Light industrial uses are already in place on part of this site and on property to the north and east of this site. This zone change will allow a bus service, already in business in the area, to locate its maintenance facility on this site. The One Year Plan was recently amended to show part of this site for GC (General Commercial).

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The LI designation and I-3 zoning will allow a bus maintenance service facility to locate on this site. The use is compatible with the scale and intensity of surrounding industrial and commercial development and zoning pattern.
2. The requested LI and I-3 zoning will allow an existing bus business located one block to the west to relocate its service facility to this site and improve the property, which is presently being used for outdoor storage of industrial equipment.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification would allow development similar to adjacent uses
3. LI and I-3 zoning when viewed against the current I-2 and C-6 zoning and development potential, could have similar impact on surrounding properties and be compatible with the scale and intensity of the industrial development and zoning found in the area.
4. The site is currently being used for storage of semi-tractor trailers, which are pulled on and off the site as needed. The traffic impact on the surrounding street system should be similar, or possibly reduced, with the proposed bus service facility, and the new building construction will improve the appearance of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The LI designation and I-3 zoning are similar in intensity to the commercial use currently proposed for this site by the One Year Plan.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE LI (Light Industrial)

Date of MPC Approval: 1/13/2005

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: 2/15/2005

Date of Legislative Action, Second Reading: 3/1/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: