

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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www.knoxmpc.org

File Number: 1-K-09-RZ **Related File Number:**
Application Filed: 11/26/2008 **Date of Revision:**
Applicant: STEVE YOUNG- ODLE AND YOUNG ARCHITECTS

PROPERTY INFORMATION

General Location: Northeast side 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: Industrial trucking facility
Surrounding Land Use:
Proposed Use: Food waste processing **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
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: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned I-1 in 1969.

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:

Ken Pruitt

Staff Recomm. (Abbr.):

Recommend that City Council approve I-2 (Restricted Manufacturing and Warehousing) zoning for the property.

Staff Recomm. (Full):

This property is proposed to be rezoned to I-2 because it has been acquired by the adjoining I-2 zoned business for inclusion in a proposed expansion.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. I-2 (Warehousing and Restricted Manufacturing) uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. This site and the adjacent I-2 zoned parcel are proposed to be developed as one site.
3. I-2 zoning provides the applicant the opportunity to develop the subject site under the same requirements as with the adjacent property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The I-2 zone, as described in the zoning ordinance, is intended to provide for warehousing and restricted manufacturing and related activities that require all work within buildings and building groups surrounded by landscaped yards and open area.
2. I-2 is a suitable zone to accommodate the proposed development expansion.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools. The impact on the street system will be minimal, and recent road improvements will accommodate any increase.
3. I-2 zoning will have a minimal impact on adjacent properties, which are zoned for similar or higher intensity uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes LI (Light Industrial) use for this site. I-2 zoning is an acceptable zone under the LI designation.
2. The Central City Sector Plan proposes LI uses for the site.
3. Approval of this rezoning could lead to future I-2 requests, if the need arises in the area.

MPC Action:

Approved

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action:

I-2 (Restricted Manufacturing and Warehousing)

Date of MPC 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:

2/10/2009

Date of Legislative Action, Second Reading: 3/10/2009

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: