

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-R-06-RZ **Related File Number:**
Application Filed: 12/9/2005 **Date of Revision:**
Applicant: KNOXVILLE PALLET RECYCLERS, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Jackson Ave., northeast side Kentucky St.
Other Parcel Info.:
Tax ID Number: 95 A K 019 **Jurisdiction:** City
Size of Tract: 1.46 acres
Accessibility: Access is via S. Kentucky St., a two-lane, local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: General manufacturing **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within the midst of light industrial uses that have developed within I-2 and I-3.

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

Street: 1010 E. Jackson Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted.

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: Ken Pruitt

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

Staff Recomm. (Full): I-3 zoning is compatible with surrounding industrial uses and zoning and will allow the property to continue to be used in the manner it is now. The sector plan proposes light industrial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed outdoor storage use, as well as other uses permitted under I-3 zoning, will be compatible with the scale and intensity of the surrounding business uses and industrial zoning pattern.
2. There is I-2 and I-3 zoning located in the surrounding area where various types of light industrial, utility and wholesale commercial businesses are located.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located near an intersection controlled with a traffic signal, which will minimize the impact on streets.
3. The effect on adjacent properties will be minimal. Industrial and commercial businesses are already located through out this area.
4. The I-3 zoning requires that outdoor storage facilities be screened to a height of seven feet by a fence, wall or mass planting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for the subject property.
2. The Central City Sector Plan proposes commercial uses for the subject property.
3. There may be additional requests for I-3 zoning in this area, as the surrounding parcels are more intensely developed with industrial business operations than are permitted under their current I-2 zoning requirements.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

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

Date of MPC Approval: 1/12/2006

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: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

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:

