

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: 10-B-06-RZ **Related File Number:** 10-J-06-PA
Application Filed: 8/10/2006 **Date of Revision:**
Applicant: SAMUEL J. FURROW
Owner:

PROPERTY INFORMATION

General Location: Southeast side Cecil Ave., northeast side N. Cherry St.
Other Parcel Info.:
Tax ID Number: 82 B D 011, 011.01 **Jurisdiction:** City
Size of Tract: 2.82 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and empty gas station
Surrounding Land Use:
Proposed Use: Warehousing **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
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: C-3 (General Commercial) and C-4 (Highway & Arterial Commercial)
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, subject to 2 conditions pertaining to parcel 11 only:

Staff Recomm. (Full): I-3 is a logical extension of zoning from the southeast and is compatible with surrounding development and zoning. With the conditions below, the impact on residential uses to the northwest should be minimized.

1. No access for delivery trucks will be allowed from Cecil Ave. This does not include passenger vehicles for employees or customers.
2. There shall be no variances from the required 35 foot building setback from the edge of the Cecil Ave. right of way. Parking shall also be set back 35 feet from the edge of right of way of Cecil Ave. This 35 foot setback area shall remain undisturbed and the existing evergreen vegetation within the area shall be preserved. The setback area shall be supplemented with additional plantings to achieve a Type 'C' landscape screen (Alternative 1) along the entire northwest property line of parcel 11. (See the attached aerial photo and landscape screening design guidelines for further detail.)

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Light industrial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. LI and I-3 are extensions of the industrial uses and zoning from the southeast.
3. The requested I-3 zoning will allow this site to be incorporated with the large I-3 zoned property to the southeast for development.
4. With the conditions included, the impact on residential uses to the northwest should be minimized by providing a landscape buffer along the northwest property line of the site, where the industrial use will face residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended I-3 zoning with conditions is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes commercial uses for this site, consistent with the current C-3 zoning of the site.
2. With the recommended amendment to LI (Light Industrial) for the entire site, I-3 zoning is consistent with the City of Knoxville One Year Plan.
3. This request may lead to future plan amendment and rezoning requests for light industrial in the area. However, the sector plan and one year plan only support light industrial uses to south of this site.

MPC Action: Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

1. No access for delivery trucks will be allowed from Cecil Ave. This does not include passenger vehicles for employees or customers.
2. There shall be no variances from the required 35 foot building setback from the edge of the Cecil Ave. right of way. Parking shall also be set back 35 feet from the edge of right of way of Cecil Ave. This 35 foot setback area shall remain undisturbed and the existing evergreen vegetation within the area shall be preserved. The setback area shall be supplemented with additional plantings to achieve a Type 'C' landscape screen (Alternative 1) along the entire northwest property line of parcel 11. (See the attached aerial photo and landscape screening design guidelines for further detail.)

Summary of MPC action: I-3 (General Industrial) zoning, subject to 2 conditions pertaining to parcel 11 only

Date of MPC Approval: 10/12/2006

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: 11/7/2006

Date of Legislative Action, Second Reading: 11/21/2006

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: