

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 10-B-12-RZ **Related File Number:** 10-A-12-PA
Application Filed: 8/17/2012 **Date of Revision:**
Applicant: ARROW PROPERTIES

PROPERTY INFORMATION

General Location: Northwest side Greenway Dr., northeast of Amber Ridge Way
Other Parcel Info.:
Tax ID Number: 59 J A 010 **Jurisdiction:** City
Size of Tract: 3.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: House and garage
Surrounding Land Use:
Proposed Use: Building for manufacturing of exhibits/displays for trade shows **Density:**
Sector Plan: North City **Sector Plan Designation:** MU-SD (MU-NC8)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4413 Greenway Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests: Annexed into City (8-N-97-RZ)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: LI (Light Industrial)

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE I-2 (Restricted Manufacturing & Warehousing) zoning for the front portion of the site only. (See attached 'MPC Staff Recommendation' map.)

Staff Recomm. (Full): I-2 zoning is an extension of already established, more intense industrial zoning from three sides. Staff recommends exclusion of the rear portion of the site from the rezoning, because it is characterized by steep slopes (see attached topo map), which should be protected from non-residential development. Staff recommends that the rear portion of the site retain its current R-1 zoning, consistent with the parcel to the west, which is zoned I in the front and RB in the back.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. I-2 is an extension of industrial zoning from three sides.
2. I-2 is a much less intense zone than the adjacent County Industrial zoning to the east and west, as well as the City I-3 and I-4 zoning in the vicinity.
3. Approval of I-2 zoning for this site eliminates an island of residential surrounded by industrial zoning. I-2 is an extension of industrial zoning from three sides.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested I-2 zoning district is established to provide for areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general and heavy industrial districts. Regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts.
2. The subject property is appropriate for I-2 zoning and uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal will have no impact on schools, and the traffic impact will depend on the type of use that is proposed.
2. I-2 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. It is less intense than the zoning in place on most of the surrounding properties.
3. Public water and sanitary sewer utilities are available to serve the site.
4. Retaining the existing R-1 zoning on the rear makes it less likely that inappropriate develop will occur along the ridgeline.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment from MU-SD (NC8) to MU-SD (NC8), including I-2, the proposed I-2 zoning would be consistent with the North City Sector Plan.
2. With the recommended amendment from LDR to LI, the proposed I-2 zoning would be consistent with the City of Knoxville One Year Plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 10/11/2012

Details of Action:

Summary of Action: I-2 (Restricted Manufacturing and Warehousing) zoning on the front portion of the site only

Date of Approval: 10/11/2012

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: 11/13/2012

Date of Legislative Action, Second Reading: 11/27/2012

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: