

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-C-17-RZ Related File Number:
Application Filed: 7/24/2017 Date of Revision:
Applicant: AVERY LEON CLARK JR.

PROPERTY INFORMATION

General Location: Northeast side E. Governor John Sevier Hwy., west side Cinder Ln.
Other Parcel Info.:
Tax ID Number: 97 01805 Jurisdiction: County
Size of Tract: 4.72 acres
Accessibility: Access is via E. Gov. John Sevier Hwy., a major arterial street with 45' of pavement within a 120' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Any use permitted in I zoning district Density:
Sector Plan: East County Sector Plan Designation: LI
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is near the Forks of the River Industrial Park that was developed in the 1960's under I zoning. The area is developed with commercial, office and residential uses in the CA and I zones.

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

Street: 2710 E Governor John Sevier Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: None noted
Extension of Zone: Yes, from the north, east, and west.
History of Zoning: None noted.

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: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Staff Recomm. (Full): I zoning is consistent with the LI (light industrial) sector plan designation for the site and will allow uses compatible with the surrounding land uses and zoning pattern.

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 (Industrial) zoning at this location will allow uses that are compatible with the surrounding development and zoning pattern.
2. I zoning is consistent with the LI (Light Industrial) sector plan proposal for this site.
3. I zoning abuts the property to the north, east and west, directly across E. Governor John Sevier Hwy. CA zoning abuts a small portion of the property to the northwest and southeast.

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

1. The intent of the requested I zoning is to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.
2. The subject property is adjacent to commercial and residential uses, however, the residential uses are currently zoned I (Industrial) and the commercial uses are small and provide services for the businesses and employees in the surrounding industrial park. These consist of gas stations, urgent care clinic, hair salon, restaurant and small retail establishments.

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. Public water and sewer utilities are available to the site.
2. The proposal would have no impact on schools and little impact on the street system since it has access to a major arterial street.
3. The impact of this proposal on surrounding properties should be minimal since the majority of the nearby properties are zoned Industrial.

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. The East County Sector Plan proposes light industrial uses for this site, consistent with the proposed I (Industrial) zoning.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 12/14/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve I (Industrial) zoning.

Date of Approval: 12/14/2017

Date of Denial:

Postponements: 10/12/2017

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/22/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: