

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-E-07-RZ **Related File Number:** 10-D-07-PA
Application Filed: 8/28/2007 **Date of Revision:**
Applicant: DAVID F. AND LEA ANN POOL

PROPERTY INFORMATION

General Location: Southwest side Amherst Rd., southeast of Seaver Dr.
Other Parcel Info.:
Tax ID Number: 106 C C 016 **Jurisdiction:** City
Size of Tract: 1.11 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Any use permitted in the I-3 zoning district **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1801 Amherst Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
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:

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.

Staff Recomm. (Full): I-3 is a logical extension of zoning and use from the east and is compatible with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of the LI plan designation and the I-3 zoning from the south and east.
3. The site is bordered on the east by a piping company, zoned I-3. There is a large industrial park to the southeast, also zoned I-3.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact on streets would depend on the type of development proposed. There would be no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the requested amendment to LI for this site, the requested I-3 zoning is consistent with the City of Knoxville One Year Plan. The adjacent property to the east is developed with a piping company, zoned I-3, but is still designated LDR on the plan. As part of the One Year Plan Update for 2008, staff will recommend that the plan designation for parcel 17 to the east be changed to LI, to be consistent with the zoning.
2. The proposal is a logical extension of the Northwest County Sector Plan's proposed light industrial uses to the east of the site.
3. This request may lead to future requests for light industrial plan designations and zoning on surrounding properties. There are numerous properties in the area, that are located amongst residential properties, that are zoned for light industrial uses.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

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

Date of MPC Approval: 10/11/2007

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: 11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: