

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-F-20-RZ **Related File Number:**
Application Filed: 8/18/2020 **Date of Revision:**
Applicant: ROBYN MCADOO

PROPERTY INFORMATION

General Location: East side of Whittle Springs Road at its southern terminus, south of Hoitt Avenue
Other Parcel Info.:
Tax ID Number: 82 H D 054 **Jurisdiction:** City
Size of Tract: 0.3 acres
Accessibility: Whittle Springs Road is a local road at this location. It has a pavement width of 22 ft inside a right-of-way of 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Within City limits
Neighborhood Context: The terminus point of Whittle Springs Road is bounded mostly by wholesale and industrial uses, though there are three single family houses closer to the intersection with Hoitt Avenue. The area to the north across Hoitt Avenue consists of single family detached houses on small lots.

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

Street: 1718 Whittle Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: I-G (General Industrial)
Previous Requests:
Extension of Zone: Yes, I-G zoning is adjacent to the south
History of Zoning: None noted for this property

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve I-G (General Industrial) zoning because it is consistent with the Central City Sector Plan's LI (Light Industrial) designation and brings the property into compliance with the sector plan.

Staff Recomm. (Full):

Comments:

This property was zoned I-3 (General Industrial District) before adoption of the new zoning ordinance and map on January 1, 2020. The applicant is seeking I-G (General Industrial District) zoning on this parcel as a comparable zone to the previous zoning before adoption of the new zoning ordinance and map.

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. There have been no significant changes to development in this area that would prompt a rezoning. However, the requested I-G zoning is consistent with the LI (Light Industrial) designation for this property.
2. The entire block housing this property was rezoned to RN-4 (General Residential Neighborhood) with the adoption of the new zoning map and ordinance. This block likely was targeted for the change in zoning because it contains single family houses, which are not a permitted use in the Industrial zone – the rezoning of those properties to RN-4 brought them into compliance with the zoning ordinance. However, the new zoning made this property, housing a machine shop, noncompliant. It is a legal nonconforming use, so it would be allowed to continue but would not be allowed to expand.

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

1. The zoning ordinance describes the intent of the I-G (General Industrial) zone as providing for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. The above statement addresses the incompatibility of industrial and residential zones. These are zones that are not ideal to be located next to each other. However, this condition is already in place and the industrial uses were previously in conformance with the zoning ordinance.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. In this specific case, staff believes it is appropriate to recognize the existing use and change the zoning back to Industrial, which will return its compliant status with the zoning ordinance.

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 property is located in FEMA Flood Zone X but is not located in a floodplain or floodway.
2. Whittle Springs terminates at this block. The majority of structures on this portion of Whittle Springs are industrial, and these businesses drive the bulk of the traffic. The machine shop on this property is not out of character with the area and would not significantly alter the traffic pattern.

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 LI (Light Industrial) designation supports I-G (General Industrial) zoning.
2. This rezoning is not conflict with the General Plan or any other adopted plans. The current residential zoning is not consistent with the sector plan's LI designation, so rezoning the property brings it into compliance with the sector plan map.

Action: Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: Approve I-G (General Industrial) zoning because it is consistent with the Central City Sector Plan's LI (Light Industrial) designation and brings the property into compliance with the sector plan.

Date of Approval: 10/8/2020

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: 11/3/2020

Date of Legislative Action, Second Reading: 11/17/2020

Ordinance Number:

Other Ordinance Number References: O-162-2020

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: