

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-K-03-RZ **Related File Number:**
Application Filed: 9/10/2003 **Date of Revision:**
Applicant: MACKEY BROWNLEE
Owner:

PROPERTY INFORMATION

General Location: Southeast side Middlebrook Pike, southwest side Clyde St.
Other Parcel Info.:
Tax ID Number: 94 U K 001 **Jurisdiction:** City
Size of Tract: 0.7 acres
Accessibility: Access is via Middlebrook Pike, a four lane minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial use
Surrounding Land Use:
Proposed Use: Redevelopment of site **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a mixed use business area that consists of retail, wholesale and light manufacturing and office uses within C-3, C-4 and I-2 zones

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

Street: 1902 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE I-2 (Restricted Manufacturing & Warehousing) zoning for a concrete cutting business

Staff Recomm. (Full):

I-2 zoning for the proposed business is consistent with other restricted manufacturing businesses in the area and reduces the intensity of industrial uses that can occur on the site. The sector plan proposes office use for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. I-2 zoning of this parcel will bring the entire site proposed for development under the same classification.
2. The concrete cutting business use proposed is not listed as a permitted use and requires MPC approval as an appropriate use for the I-2 zone. A related request for a permitted use determination is on your agenda under Other Business
3. I-2 is a less intense zone than the existing I-3 and is a logical extension of the adjacent I-2 zoning from the southwest.
4. I-2 zoning is compatible with the surrounding development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools or streets.
3. The proposed rezoning will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Office uses for the site. However, a sector plan amendment to industrial was not required because the site is already zoned I-3 (General Industrial) and is adjacent to I-2 (Restricted Manufacturing and Warehousing) zoning. This is a logical extension of less intensive zoning.
2. The One Year plan proposes MU Mixed Use (GC/LI) uses of this site.
2. The site is located within the Urban Growth Area (Inside the city) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action:

APPROVE I-2 (Restricted Manufacturing and Warehousing)

Date of MPC Approval:

10/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

City Council

Date of Legislative Action:

11/11/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: