

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-K-17-RZ **Related File Number:** 10-E-17-PA
Application Filed: 8/31/2017 **Date of Revision:**
Applicant: PRO-MARK, INC.

PROPERTY INFORMATION

General Location: Northwest side Anderson Rd., northeast of Beverly Rd.
Other Parcel Info.:
Tax ID Number: 59 B A 008 **Jurisdiction:** City
Size of Tract: 4.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Highway construction, safety-related products manufacturing **Density:**
producing aluminum signs and traffic control products with an office.
Sector Plan: North City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4307 Anderson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
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: O (Office)
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-3 (General Industrial) zoning, subject to 1 condition.

Staff Recomm. (Full):

1. Within the required 50 foot rear yard building setback along the north property line adjacent to R-1 zoning, a "Type A" landscape screen must be installed (see attached).

With the recommended condition, I-3 zoning is appropriate for the subject property. I-3 is a logical extension of light industrial zoning from the south and east. Anderson Rd. is developed with primarily light industrial uses and the rezoning of this property continues that trend.

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-3 is a logical extension of light industrial zoning from the south and east.
- 2. With the recommended condition, I-3 uses will be compatible with the surrounding land use and zoning pattern.
- 3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and zoning.

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

- 1. The requested I-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from customers or clients, but usually require good accessibility to major rail, air or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional and retail commercial uses.
- 2. Based on the above description, this site is appropriate for general industrial use under I-3 zoning with the recommended condition.

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 recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.
- 2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
- 3. With the recommended condition, a full evergreen landscaping screen will be required within the 50 foot rear yard setback area along the northern property line adjacent to R-1 zoning.
- 3. The existing street is adequate to handle any additional traffic generated by allowing light industrial uses on the site.

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 to the City of Knoxville One Year Plan to light industrial on the accompanying application (10-E-17-PA), I-3 zoning would be consistent with the plan.
- 2. With the recommended amendment to the North City Sector Plan to general commercial on the accompanying application (10-E-17-SP), I-3 zoning would be consistent with the plan.
- 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 4. This recommended I-3 zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 10/12/2017

Details of Action: RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to 2 conditions.
1. Within the required 50 foot rear yard building setback along the north property line adjacent to R-1 zoning, a "Type A" landscape screen must be installed (see attached).
2. All uses will require use on review approval of a development plan by MPC prior to issuance of building permits.

Summary of Action: RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to 2 condition.

Date of Approval: 10/12/2017

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: 11/7/2017

Date of Legislative Action, Second Reading: 11/21/2017

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: