





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 Industrial zoning would be consistent with the North City Sector Plan and One Year Plan upon their amendment to the LI (Light Industrial) designation.

2. The General Plan calls for discouragement of environmental nuisances in the vicinity of residential development and lists examples of such nuisances, which includes rundown commercial development and noise and fumes from heavy traffic volumes (11.3). In this case, the vacant mall is a rundown commercial development. The developer has offered to take mitigation measures to minimize the impact of noise and fumes from the tractor-trailer trucks travelling to and from the facility.

3. The plan also calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses, and to require landscaping, screening, earth berms, walls and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible (11.4). The developer has agreed to taking mitigation efforts to minimize the impact of noise and fumes from the tractor-trailer trucks traversing the site.

4. The General Plan suggests locating industrial development primarily in Industrial parks, business parks, or other suitably planned settings of 10 acres or greater (Development Policies, 11.9). This site comprises 78 acres and would essentially create an industrial business park. Site plans would be developed in coordination with the City as part of the development review process if the rezoning is approved.

**Action:** Approved

**Meeting Date:** 10/8/2020

**Details of Action:**

**Summary of Action:** Approve I-G (General Industrial) zoning because it would allow redevelopment of a regionally significant site and prevent blight.

**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**Withdrawn prior to publication?:**  **Action Appealed?:**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-167-2020

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**