

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-B-18-RZ                      **Related File Number:**  
**Application Filed:** 10/25/2018              **Date of Revision:**  
**Applicant:** STEVE YOUNG

## PROPERTY INFORMATION

**General Location:** Southwest corner of Pleasant Ridge Rd. and Sycamore Dr. West of West Industrial Parkway.  
**Other Parcel Info.:** West Industrial Parkwat Parcel is 2.10 ac.  
**Tax ID Number:** 93 D C 00101 & 003                      **Jurisdiction:** City  
**Size of Tract:** 3.23 acres  
**Accessibility:** Access is via Pleasant Ridge Rd., a minor arterial with 25' of pavement width within 65' of right-of-way, or Sycamore Dr., a local street with 32' of pavement within a 10' right-of-way, or W. Industrial Parkway, a local street with 30' of pavement width within 60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office/Warehouse  
**Surrounding Land Use:**  
**Proposed Use:** Industrial - Storage & Food Production, Office                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located within an industrial area.

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

**Street:** 3700 Pleasant Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-1 (Planned Industrial Park)  
**Former Zoning:**  
**Requested Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE I-2 (Restricted Manufacturing and Warehousing).

Staff Recomm. (Full):

Staff recommends I-2 zoning on two contiguous parcels to the northeast and northwest of the currently zoned I-2 parcel (093DC01301) used by Custom Foods, located at 3600 Pleasant Ridge Rd. The zoning request is from I-1 to I-2, consistent with the Central City Sector Plan's and One Year Plan's LI (Light Industrial) land use designation.

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:

The largest parcel on the block is zoned I-2 and is home to Custom Foods facility. Rezoning the two contiguous parcels (one to the northeast and the other to the northwest) would allow Custom Foods to expand their operations, including storage, food production and office uses.

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

The I-2 (Restricted Manufacturing and Warehousing District) was established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. The applicants proposed land use, is consistent with the intent of the I-2 district. The site is located in an existing industrial area that is primarily zoned I-1 and I-2. This site has easy access to Western Avenue and I-640.

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:

Rezoning these properties from I-2 to I-1 will not have significant impact on the adjacent residential properties in the area. The surrounding area is all light industrial uses that are consistent with both I-1 and I-2 zoning districts. The area is already served by existing infrastructure such as road, water, sewer.

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:

The proposed rezoning is consistent with the General Plan, Central City Sector Plan, and One Year Plan.

Action:

Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE I-2 (Restricted Manufacturing and Warehousing).

Date of Approval:

12/13/2018

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:** 1/15/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 1/29/2019

**Other Ordinance Number References:** O-14-2019

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**