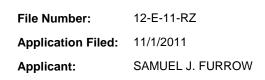
# CASE SUMMARY

APPLICATION TYPE: REZONING



Related File Number: Date of Revision:



865•215•2500

FAX•215•2068 www•knoxmpc•org

#### PROPERTY INFORMATION

General Location: East side Simmons Rd, north side I-40/75, south of Lexington Dr.

Other Parcel Info.:

Tax ID Number:	131 G A 002	Jurisdiction:	City
Size of Tract:	3.47 acres		
Accessibility:	Access is via Simmons Rd., a local street with a gravel surface access through the abutting property is also available to Omni of pavement width within 50' of right-of-way.		

#### **GENERAL LAND USE INFORMATION**

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Any use permitted by I-3/TO-1 zoning		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	Light Industrial
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is developed with various commercial and light industrial uses under I-3, CB and C-6 zoning, all within the technology overlay.		

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

Street:

502 Omni Ln

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	C-6 (General Commercial Park) / TO-1 (Technology Overlay)	
Former Zoning:		
Requested Zoning:	I-3 (General Industrial) / TO-1 (Technology Overlay)	
Previous Requests:	None noted	
Extension of Zone:	Yes, extension of I-3/TO-1 from the west	
History of Zoning:	None noted	

## PLAN INFORMATION (where applicable)

#### Current 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.:

	MPC ACTION AND DISPOSITION
Planner In Charge:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE I-3 (General Industrial)/TO-1 (Technology Overlay) zoning.
Staff Recomm. (Full):	I-3/TO-1 zoning is consistent with the surrounding zoning and development pattern. The sector plan and One Year Plan both propose light industrial use of this site, consistent with I-3 zoning.
Comments:	<ul> <li>NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY</li> <li>1. I-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.</li> <li>2. I-3 zoning is consistent with the One Year Plan and sector plan proposals for the property.</li> <li>3. Although the requested I-3 zoning includes a more diverse and intense list of permitted uses than what is allowed under C-6, the request represents an extension of I-3 from the west. Permitted I-3 development would be consistent with what is found in the surrounding area, which includes a range of business and light industrial uses under I-3, C-6 and CB zoning.</li> <li>4. The TO-1 overlay will be retained, ensuring that any site plan proposed for this vacant tract would be expected to propose a level of development and design that would enhance the area.</li> </ul>
	<ul> <li>CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE</li> <li>1. The requested I-3 zoning is an industrial district established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and warehousing. These uses do not depend primarily on frequent personal visits by 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.</li> <li>2. Based on the above description, I-3 is an appropriate zone for this site.</li> <li>3. The TO-1 zoning overlay will be retained on the site. The TO-1 overlay zone is established to provide for physical development review in the Tennessee Technology Corridor area of the City of Knoxville by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO-1 overlay zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted, and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA (except for a low density residential or agricultural use).</li> </ul>
	<ol> <li>THE EFFECTS OF THIS PROPOSAL</li> <li>Public water and sewer utilities are in place to serve the site.</li> <li>The proposal will have no impact on schools. Simmons Rd. and Omni Ln. have adequate capacity to handle any additional traffic which may be generated by industrial use of this property.</li> <li>The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.</li> </ol>
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed I-3/TO-1 zoning.</li> <li>2. The Northwest County Sector Plan proposes light industrial uses for this site, consistent with the proposed I-3/TO-1 zoning.</li> <li>3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>4. Because of the property's location within the TO-1 (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Monday, December 5, 2011 (12-D-11-TOR).</li> </ul>

Details of Action:					
Summary of Action:	I-3 (General Industrial)/ TO-1 (Technology Overlay) zoning.				
Date of Approval:	12/8/2011	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:				
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knoxville City Counc	il			
Date of Legislative Action:	1/10/2012	Date of Legis	slative Action, Second Readin	ng: 1/24/2012	
Ordinance Number:		Other Ordina	nce Number References:		
Disposition of Case:	Approved	Disposition of	of Case, Second Reading:	Approved	
If "Other":		If "Other":			
Amendments:		Amendments	5:		
Date of Legislative Appeal	:	Effective Dat	e of Ordinance:		