

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: 2-A-07-RZ
Application Filed: 12/5/2006
Applicant: JANICE HINES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Maryville Pike, northeast of Young Ave.
Other Parcel Info.:
Tax ID Number: 122 E D 008-011 **Jurisdiction:** City
Size of Tract: 1.35 acres
Accessibility: Access is via Maryville Pike, a two lane minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Fencing and soil company
Surrounding Land Use:
Proposed Use: Fencing and soil company **Density:**
Sector Plan: South City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in a general industrial area of various types of businesses that have developed under I-3 and I-4 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: I-4 (Heavy Industrial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area was rezoned to I-4 in 2006. (7-C-06-RZ)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE I-4 (Heavy Industrial) zoning

Staff Recomm. (Full):

I-4 zoning is consistent with other industrial zoning and uses found in the area and will permit the continued use of the property by the soils storage and sales business. The sector plan and One Year Plan propose Heavy Industrial uses for the area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. The proposal is a logical extension of I-4 zoning across Maryville Pike from the southeast.
- 3. The applicant has been cited by the Knoxville Codes Department as violating the I-3 zoning with the operation of the current business on the property. An I-4 zoning of this parcel will allow the applicant to maintain the existing soil processing and sales business on the property.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal would have a minimal impact on streets and no impact on schools.
- 3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes heavy industrial uses for the site, consistent with the proposal.
- 2. The South City Sector Plan proposes heavy industrial uses for this site, consistent with the proposal.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. This request may lead to future requests for I-4 zoning on surrounding properties that are designated for heavy industrial use.

MPC Action:

Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

Summary of MPC action:

I-4 (Heavy Industrial)

Date of MPC Approval:

2/8/2007

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:

3/13/2007

Date of Legislative Action, Second Reading: 3/27/2007

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:

