

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-A-11-RZ **Related File Number:**
Application Filed: 12/2/2010 **Date of Revision:**
Applicant: HATCHER HILL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Southeast side South Middlebrook Pike, southwest of Knott Rd.
Other Parcel Info.:
Tax ID Number: 93 O A 01701 OTHER: PORTION NOT ZONED I-3 **Jurisdiction:** City
Size of Tract: 1.7 acres
Accessibility: Access is through parcels to the north to S. Middlebrook Pike, a two lane major arterial street which is one-way in this section to the east, within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Any use allowed in I-3 **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LI and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties fronting on S. Middlebrook Pike in this area are developed with commercial, light and heavy industrial uses, under I-2, I-3, O-3 and C-6 zoning. To the south of this site, at a higher elevation, is an established residential neighborhood, zoned R-1.

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

Street: 5102 S Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: 5-D-07-RZ on portion
Extension of Zone: Yes, extension of I-3 from the northwest
History of Zoning: A portion of the site was rezoned I-2 in 2007 (5-D-07-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:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY I-3 (General Industrial) zoning.

Staff Recomm. (Full):

Staff recommended denial in order to maintain a less intense zoning between the I-3 uses to the north and the R-1 residential uses to the south. This area should serve as a buffer area between the unlike uses.

Comments:

I-3 zoning allows more intense uses and a greater maximum lot coverage than I-2. I-3 allows up 80% lot coverage compared to 50% for the current I-2. On parcels 20.04 and 20.05 to the east, which are zoned entirely I-3, the effect of this difference can be seen. The buildings on these sites take up a much higher percentage of their respective sites than the ratio on the subject property.

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. There have been no substantially changed conditions in this area that would warrant a plan or zoning change for this property. In fact, since the previous rezoning request in 2007, some new houses have been constructed on the established lots to the south.
2. Maintaining the current I-2 zoning will minimize the impact on the residential area to the south by prohibiting more intense development in the area closest to the residential area.
3. Rezoning this property to I-3 will further add to the negative impact on the residential area to the south. The applicant has reasonable use of the property under the current I-2 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 warehousing. These uses do not depend primarily on frequent personal visits of 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. If the site is approved for the requested I-3 zoning, staff believes that it would have an unnecessary negative impact on the adjacent residential area to the south.
3. Approval of this request will likely lead to future requests for I-3 zoning on properties currently zoned I-2 to the northeast and southwest, which are also adjacent to residential uses.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sanitary sewer utilities are available to the site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type of uses that were developed on the site. The Tennessee Department of Transportation (TDOT) will soon be conducting a safety audit in this area, which could be impacted by allowing more intense use of this site.
3. Allowing heavier industrial uses on the site may add to the detrimental impacts on residential properties to the south, with the potential for increased noise, lighting, building lot coverage, signage and traffic.
4. I-3 zoning allows more intense uses and a greater maximum lot coverage than I-2. I-3 allows up 80% lot coverage compared to 50% for the current I-2. On parcels 20.04 and 20.05 to the east, which are zoned entirely I-3, the effect of this difference can be seen. The buildings on these sites take up a much higher percentage of their respective sites than the ratio on the subject property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan designates this site for light industrial uses and slope protection in the rear. The area proposed for rezoning is located in the area designated for slope protection.

2. The City of Knoxville One Year Plan designates this site for light industrial uses, consistent with either I-2 or I-3 zoning.
3. This site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of I-3 zoning for the subject property could lead to future similar requests in the area, especially on I-2 zoned properties to the northeast and southwest, which are also adjacent to residential uses along their southern borders.

Action: Approved **Meeting Date:** 2/10/2011

Details of Action: APPROVE I-3 (General Industrial) zoning with 1 condition as follows.
 1. The rear 75 feet of the site, adjacent to residential zoning, shall remain undisturbed.

Summary of Action: APPROVE I-3 (General Industrial) subject to the condition of maintaining a 75-foot no disturb buffer on the rear adjacent to the residential zoning

Date of Approval: 2/10/2011 **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: 3/8/2011 **Date of Legislative Action, Second Reading:** 3/22/2011

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:**