

# 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  
w w w • k n o x m p c • o r g

**File Number:** 2-B-12-RZ                      **Related File Number:**  
**Application Filed:** 12/27/2011              **Date of Revision:**  
**Applicant:** JOHN R. & BRENDA BURCHFIELD

### PROPERTY INFORMATION

**General Location:** West side of Texas Ave., north side of Fitz Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 D E 010 & 011                      **Jurisdiction:** City  
**Size of Tract:** 13720 square feet  
**Accessibility:** Access is via Texas Ave., a major collector street with 21' of pavement width within 55' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** To combine with adjoining I-3 zoned property                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Light Industrial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area along Texas Ave. is developed with light industrial uses under I-2 and I-3 zoning.

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

**Street:**  
**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:** None noted  
**Extension of Zone:** Yes, extension of I-3 from the south and west  
**History of Zoning:** None noted

### 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.):

RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full):

I-3 is an extension of zoning from the south and west and is compatible 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:

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

1. I-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. I-3 zoning is consistent with the One Year Plan and sector plan proposals for the property.
3. Although the requested I-3 zoning includes a more diverse and intense list of permitted uses than what is allowed under I-2, the request represents an extension of I-3 from the south and west. Permitted I-3 development would be consistent with what is found in the surrounding area, which includes a range of businesses and light industrial uses under I-2 and I-3 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

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.
2. Based on the above description, I-3 is an appropriate zone for this site.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. Texas Ave. has adequate capacity to handle any additional traffic which may be generated by more intense industrial use of this property.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed I-3 zoning.
2. The Central City Sector Plan proposes light industrial uses for this site, consistent with the proposed I-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 2/9/2012

Details of Action:

Summary of Action:

I-3 (General Industrial)

Date of Approval:

2/9/2012

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:** 3/6/2012

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 3/20/2012

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**