

# 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-E-15-RZ                      **Related File Number:**  
**Application Filed:** 12/29/2014              **Date of Revision:**  
**Applicant:** JUSTIN ELLIS

### PROPERTY INFORMATION

**General Location:** West side Jackson Rd., north of Amherst Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 L C 021                      **Jurisdiction:** City  
**Size of Tract:** 1.71 acres  
**Accessibility:** Access is via Jackson Rd., a minor collector street with 21' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Light industrial business  
**Surrounding Land Use:**  
**Proposed Use:** Upfit trucks for industrial/utility uses (automobile assembly and rebuild)                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LI  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located in the northwestern corner of an established light industrial area off of Amherst Rd., mostly zoned I-3. Residential uses are located to the north and east, zoned RP-1 and R-1.

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

**Street:** 1711 Jackson Rd  
**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 zoning from the south and west  
**History of Zoning:** The subject property was rezoned from R-1 to I-2 in 1989 with the One Year Plan amendment to LI (1-E-89-PA/4-C-89-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.):** RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to 1 condition.

**Staff Recomm. (Full):** 1. The existing stand of trees along Jackson Rd. (see attached aerial photo) must not be removed and a Type 'A' landscape screen (see attached) must be installed along the north property line to a depth of 250 feet from the western edge of the Jackson Rd. right-of-way.

With the above recommended conditions, I-3 is appropriate as an extension of zoning from the south and west. The property is already developed with a light industrial use. The recommended condition for landscape screening will minimize the visual impact on the residential uses to the north and east. I-3 zoning is consistent with both the One Year Plan and sector plan designations for the property.

**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:

1. I-3 is a logical extension of zoning from the south and west.
2. I-3 zoning is consistent with both the One Year Plan and sector plan designations for the property.
3. The recommended condition should help to minimize the visual impacts on residential uses to the north and east. The Urban Park condominium development off Metropolitan Way to the northeast was established in the mid-2000's, well after light industrial uses were established on this site. The subject property was rezoned I-2 with the associated LI One Year Plan designation in 1989 (4-C-89-PA/1-E-89-PA) The Jackson Square development further north off Windtree Ln. was established around 1988.

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

1. The requested I-3 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. Based on the above description and intent, as well as the permitted uses, this property is appropriate to be rezoned to I-3.

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:

1. Establishment of I-3 zoning at this location should have minimal impact on nearby residential properties. The industrial building and use on the site has been established since at least 1989. Also, the recommended condition will provide additional screening of the site from the residential uses to the north and east.
2. The recommended I-3 zoning, with the condition, is compatible with the surrounding land uses and zoning pattern.
3. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
4. The existing streets are adequate to handle traffic generated by general industrial uses on the site.

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:

1. The Northwest County Sector Plan and the Knoxville One Year Plan both propose light industrial uses, which is consistent with both the current I-2 and the requested I-3 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 2/12/2015

**Details of Action:** 1. The existing stand of trees along Jackson Rd. (see attached aerial photo) must not be removed and a Type 'A' landscape screen (see attached) must be installed along the north property line to a depth of 250 feet from the western edge of the Jackson Rd. right-of-way.

**Summary of Action:** RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to 1 condition.

**Date of Approval:** 2/12/2015 **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:** 3/17/2015 **Date of Legislative Action, Second Reading:** 3/31/2015

**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:**