

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-A-19-RZ **Related File Number:**
Application Filed: 1/22/2019 **Date of Revision:**
Applicant: SUPERIOR STEEL

PROPERTY INFORMATION

General Location: Northwest side of Asbury Rd., northwest of Vaughn Lane, west of E. Governor John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 97 PART OF 35.01 **Jurisdiction:** County
Size of Tract: 10.91 acres
Accessibility: Access is via Asbury Road, a major collector, with a pavement width of 24' feet within a right-of-way width of 51' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Expansion of Business **Density:**
Sector Plan: East County **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is a mix of industrial and mining uses. Warehousing, commercial and office uses are also part of the general area.

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

Street: 2920 Asbury Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / LI (Light Industrial)
Former Zoning: A (Agricultural)
Requested Zoning: I (Industrial)
Previous Requests: 4-E-12-RZ: A (Agricultural) to LI (Light Industrial)
Extension of Zone: Yes, extension of existing surrounding zoning to the north, east and west.
History of Zoning: 4-E-12-RZ: A to LI

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Staff Recomm. (Full):

Staff recommends I (Industrial) zoning consistent with the LI (Light Industrial) designation on the East County Sector Plan.

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. The recommended zoning is appropriate for the subject area, is compatible with the surrounding development and zoning, and is consistent with the policies of the East County Sector Plan designations for LI (Light Industrial).
2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

1. This request for I zoning is an extension of the existing I zoning to the east, north and west.
2. The I zone is intended to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. 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 are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

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. The requested I zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal will have no impact on schools.
3. The requested I zoning at this location does not adversely affect the surrounding area or any other part of the city or county.

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 recommended I zoning is consistent with sector plan designation for the site.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 3/14/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Date of Approval:

3/14/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/22/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: