

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-C-19-RZ **Related File Number:**
Application Filed: 1/28/2019 **Date of Revision:**
Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Multiple parcels west of I-275, and east of Elm St. between Teddy Ave. and Bernard Ave.
Other Parcel Info.:
Tax ID Number: 94 C J 00401, 016, 017, 019, 020 **Jurisdiction:** City
Size of Tract: 2.7 acres
Accessibility: Access is via Elm St, a minor collector with a pavement width of 24' feet within a right-of-way width of 50' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Office/Parking/Vacant Land
Surrounding Land Use:
Proposed Use: Self Storage **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of business, office, public/quasi-public and residential uses in the C-3, I-2, I-4, and R-1A zones.

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

Street: 720 Burgess Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted.
Extension of Zone: I-2 & I-4 zoning to the west and northwest
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE I-3 (General Industrial) district.

Staff Recomm. (Full): Staff recommends I-3 (General Industrial) zoning consistent with the LI (Light Industrial) designation on the One Year Plan and the Central City 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. I-3 is a logical extension of zoning from the east.
2. I-3 zoning is consistent with the Light Industrial plan designation of the Central City Sector Plan and the Knoxville One Year Plan.
3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and industrial zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 for warehousing. These land uses do not depend primarily on frequent personal visits from 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, this site is appropriate for general industrial use under I-3 zoning.

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 recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The property is located in an area that is developed with light industrial and commercial uses.

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 City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with I-3 zoning.
2. The Central City Sector Plan proposes light industrial uses for the site, consistent with I-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended I-3 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 City Council APPROVE I-3 (General Industrial) district.

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: Knoxville City Council

Date of Legislative Action: 4/9/2019

Date of Legislative Action, Second Reading: 4/23/2019

Ordinance Number:

Other Ordinance Number References: O-56-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: