

CASE SUMMARY

APPLICATION TYPE: REZONING

EAST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-G-19-RZ **Related File Number:** 3-B-19-SP
Application Filed: 1/30/2019 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY / ESTES EXPRESS

PROPERTY INFORMATION

General Location: Southeast side of Strawberry Plains Pike, southeast end of Neals Commerce Lane
Other Parcel Info.: Request rezoning on only 6.54 of 36.56 that is not already zoned I-3
Tax ID Number: 84 PART OF 043 **Jurisdiction:** City
Size of Tract: 6.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture / Forestry / Vacant
Surrounding Land Use:
Proposed Use: Truck Terminal **Density:**
Sector Plan: East County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 7040 Strawberry Plains Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: 7-Q-06-RZ: C-6 to C-3 (denied)
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: MU (Mixed Use), GC-(General Commercial), LI (Light Industrial)

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.):

APPROVE I-3 (General Industrial) district zoning, subject to one condition.

Staff Recomm. (Full):

This is an extension of the I-3 district is for the 6+ acres currently zoned C-6 along Strawberry Plains Pike. The proposed sector plan recommendation for MU-SD ECO-7 allows consideration of GC (General Commercial) and LI (Light Industrial) uses. Staff recommends approval of I-3 as an extension of the existing I-3 zoning on the majority of the site, subject to one condition.

- 1. A landscape screen along the frontage of Strawberry Plains Pike and the side lot line adjacent to parcel 084 044, consisting of the following:
A perimeter screening area at least ten (10) feet wide, measured from the edge of the property line inward shall be provided planted with a minimum of four (4) evergreen trees, three (3) deciduous trees, and fourteen (14) shrubs for every one hundred (100) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen.

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 property is located within the City of Knoxville on the Growth Policy Plan and is proposed for MU (GC, LI) on the One Year Plan.
- 2. The proposed recommendation for MU-SD ECO-7 recommends GC and LI uses as well, bringing the land use designation in conformity with the One Year Plan.

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

- 1. The proposed amendment to I-3 is to provide an extension of an area in which the principal use of land is for manufacturing, assembling, fabricating and for 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. I-3 zoning is compatible with the existing I-3 zoning on the southern portion of the site.
- 2. The site is located within the Knoxville City Limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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 East County Sector Plan amendment for MU-SD ECO-7 allows consideration of GC and LI uses and is not in conflict with any other adopted plans.

Action:

Denied

Meeting Date: 3/14/2019

Details of Action:

Summary of Action:

DENY I-3 (General Industrial) district zoning.

Date of Approval:

Date of Denial: 3/14/2019

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 3/28/2019

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/23/2019

Ordinance Number:

Disposition of Case: Denied

If "Other": appeal denied

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: