

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-G-23-RZ **Related File Number:**
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: CHRISTOS CHRISTOPOULOS

PROPERTY INFORMATION

General Location: East of Knott Rd, South of North Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 93 O A 019 **Jurisdiction:** City
Size of Tract: 3.36 acres
Accessibility: Access is via N Middlebrook Pike, a major arterial with a pavement width of 38-ft within a right-of-way width of 63-ft, and Knott Road, a minor collector with a pavement width of 31-ft within a right-of-way width of 60-ft, and S Middlebrook Pike, a major arterial with a pavement width of 28-ft within a right-of-way width of 57-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This site is located between the split of N. and S. Middlebrook Pike in an area primarily developed with industrial uses under I-G zoning.

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

Street: 0 NO MIDDLEBROOK PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural)
Former Zoning:
Requested Zoning: I-G (General Industrial)
Previous Requests:
Extension of Zone: Yes
History of Zoning: In 2018, a portion of this parcel was approved to rezone to I-3 (General Industrial) by City Council at the first reading. The application was withdrawn at the 2nd reading. (4-S-18-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve I-G (General Industrial) zoning because it is a minor extension of zoning from all four directions and is consistent with the surrounding development and sector plan.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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-G is appropriate for this site since it is adjacent to other light industrial uses and I-G zoning on all 4 sides.
2. Several of the surrounding properties have been rezoned from Agricultural to Industrial zones since the 1980s, including the adjacent parcel to the east in 1989.

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

1. The I-G General Industrial Zoning District provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding development.

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-G zoning is compatible with the surrounding land uses and zoning pattern.
2. I-G zoning is not anticipated to create any direct or indirect adverse effects in the surrounding area or any other part of the County, since the I-G zone is already so prevalent in the area.
3. N. and S. Middlebrook Pike are classified as major arterial streets, adequate to handle any additional traffic generated by allowing light 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 City of Knoxville One Year Plan proposes light industrial uses for the site, which supports I-G zoning.
2. The Northwest City Sector Plan proposes light industrial uses for the site, which supports I-G zoning.
3. This recommended I-G zoning does not present any apparent conflicts with the General Plan or any other adopted plans. The General Plan recommends siting industrial developments in industrial parks or other suitable developments of 10 acres or more. While this parcel is not over 10 acres, it is in an area dominated by industrial uses and zoning, which makes it an appropriate setting for the expansion of the I-G zone.

Action: Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve I-G (General Industrial) zoning because it is a minor extension of zoning from all four directions and is consistent with the surrounding development and sector plan.

Date of Approval: 3/9/2023

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: 4/4/2023

Date of Legislative Action, Second Reading: 4/18/2023

Ordinance Number:

Other Ordinance Number References: O-64-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: