

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-A-08-RZ **Related File Number:** 4-A-08-PA
Application Filed: 12/20/2007 **Date of Revision:**
Applicant: J. STEPHEN RIDENOUR

PROPERTY INFORMATION

General Location: South side Old Amherst Rd., southwest of Amherst Rd.
Other Parcel Info.:
Tax ID Number: 106 C B 003, 004, 005 **Jurisdiction:** City
Size of Tract: 2.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Warehouses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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.):

APPROVE I-1 (Planned Industrial Park) zoning. (Applicant requested I-3.)

Staff Recomm. (Full):

Staff recommended I-1 zoning which allows the extension of light industrial uses from the east, but requires MPC's use on review approval of site plan prior to development, which would help to minimize potential impacts on adjacent residential properties. The adjacent I-3 zoned site is a spot zoning that is surrounded by residential zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. I-1 is the most appropriate zoning for this site under an LI plan designation because it is intended for locations between light industrial and residential uses. A use on review development plan will have to be approved by MPC prior to any development of the site. The requested I-3 zoning is not compatible with residential uses.
2. I-1 zoning is more compatible with the scale and intensity of the surrounding land uses and zoning pattern than the requested I-3 zoning.
3. Light industrial uses for this site would be an extension of the zoning and plan designation from the east.
4. The adjacent I-3 zoned site is a spot zoning that is surrounded by residential zoning. The adjacent site was rezoned to I-3 in 1988 and has yet to be developed. It's proximity to the railroad may have been the reason it was approved. But, under today's conditions and policies, and the fact that the property has access only to a local street, staff feels that the established I-3 zoning of that site is inappropriate and should not be expanded. I-1 is a more appropriate zoning district for light industrial development in close proximity to residential properties.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend on what type of development is proposed.
3. I-1 zoning is compatible with surrounding development and zoning and will minimize the impact on adjacent properties.
4. I-1 zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and City Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns. The use on review approval of a site plan includes a public hearing at MPC, so the general public would have the opportunity to voice any concerns that they may have regarding the development of this property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes LDR (Low Density Residential) uses for this site. However, the zoning request is an extension of light industrial zoning from the adjacent site to the east. That site's I-3 zoning is not recognized on the sector plan. It is also designated LDR.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future plan amendment and rezoning requests for light industrial in the area. However, the sector plan and One Year Plan do not support further extensions of non-residential uses.

MPC Action:

Approved

MPC Meeting Date: 4/10/2008

Details of MPC action:

APPROVE I-3 (General Industrial) zoning.

Summary of MPC action:

I-3 (General Industrial)

Date of MPC Approval:

4/10/2008

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: 5/6/2008

Date of Legislative Action, Second Reading: 5/20/2008

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: