

CASE SUMMARY

APPLICATION TYPE: REZONING



| | | | |
|---------------------------|----------------|-----------------------------|-----------|
| File Number: | 4-A-23-RZ | Related File Number: | 4-A-23-PA |
| Application Filed: | 12/15/2022 | Date of Revision: | |
| Applicant: | CHRIS BURKHART | | |

PROPERTY INFORMATION

| | | | |
|----------------------------|---|----------------------|------|
| General Location: | North side of Nash Rd, east of Pellham Rd | | |
| Other Parcel Info.: | | | |
| Tax ID Number: | 71 I A 011,012.01 | Jurisdiction: | City |
| Size of Tract: | 1.22 acres | | |
| Accessibility: | | | |

GENERAL LAND USE INFORMATION

| | | | |
|------------------------------|---------------------------|---------------------------------|--|
| Existing Land Use: | Single Family Residential | | |
| Surrounding Land Use: | | | |
| Proposed Use: | | Density: | |
| Sector Plan: | East City | Sector Plan Designation: | LDR (Low Density Residential), HP (Hillside Protec |
| Growth Policy Plan: | N/A (Within City Limits) | | |
| Neighborhood Context: | | | |

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

| | |
|-----------------------------------|-------------|
| Street: | 299 NASH RD |
| Location: | |
| Proposed Street Name: | |
| Department-Utility Report: | |
| Reason: | |

ZONING INFORMATION (where applicable)

| | |
|---------------------------|---|
| Current Zoning: | RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) |
| Former Zoning: | |
| Requested Zoning: | I-G (General Industrial);HP (Hillside Protection Overlay) |
| Previous Requests: | |
| Extension of Zone: | |
| History of Zoning: | |

PLAN INFORMATION (where applicable)

| | |
|---------------------------------|---|
| Current Plan Category: | LDR (Low Density Residential), HP (Hillside Protection) |
| 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny I-G (General Industrial) zoning because it conflicts with the sector plan and with the intent of the I-G district, as described in the zoning ordinance.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. Although there are changing conditions in the area pointing to potential industrial and/or commercial development near the subject property, this does not support further encroachment of industrial zoning into an established low density residential neighborhood.

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

1. The zoning ordinance describes how the I-G (General Industrial) district may produce outside impacts rendering it incompatible with retail, service, and residential uses. Expanding I-G zoning into a low-density residential neighborhood is inconsistent with this intent.

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

1. There are significant adverse impacts that could result from the proposed rezoning. Such impacts include trucking or heavy equipment utilizing narrow, residential streets, elimination of a vegetative buffer that protects existing residences from industrial uses to the north, and detrimental environmental health impacts on adjacent and surrounding residences.

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 proposed rezoning from RN-1 (Single Family Residential Neighborhood) to I-G conflicts with development policy 8.5 in the General Plan to protect neighborhoods from intrusive uses and other blighting influences.
- 2. I-G zoning conflicts with the East City Sector Plan and the One Year Plan's LDR (Low Density Residential) land use classification.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The residential streets that access the subject property are substandard and ill-suited for industrial uses.

Action:

Approved as Modified

Meeting Date: 4/13/2023

Details of Action:

Approve rezoning to I-G (General Industrial) and HP (Hillside Protection Overlay) as amended as shown on Exhibit A, presented at the meeting by the applicant at the meeting.

Summary of Action:

Approve rezoning to I-G (General Industrial) and HP (Hillside Protection Overlay) as amended as shown on Exhibit A, presented at the meeting by the applicant at the meeting.

Date of Approval: 4/13/2023

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: 5/16/2023

Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number:

Other Ordinance Number References: O-90-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: