

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**EAST CITY SECTOR PLAN AMENDMENT**

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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-B-15-RZ                      **Related File Number:** 4-B-15-SP  
**Application Filed:** 2/12/2015              **Date of Revision:**  
**Applicant:** HARRISON CONSTRUCTION

**PROPERTY INFORMATION**

**General Location:** North side Rutledge Pike, east and west sides Spring Hill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 71 H D 010 & PT OF 009                      **Jurisdiction:** City  
**Size of Tract:** 4.9 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Equipment storage  
**Surrounding Land Use:**  
**Proposed Use:** Asphalt or concrete batch plant                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LI  
**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:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** I-4 (Heavy Industrial)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LI (Light Industrial)  
**Requested Plan Category:** HI (Heavy 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE I-4 (Heavy Industrial) zoning.

Staff Recomm. (Full):

I-4 zoning is an extension of zoning from the north and east. Approval of the request will not result in the placement of heavy industrial uses any closer to incompatible residential uses. The proposal is compatible with surrounding land uses and zoning and is consistent with the recommended sector plan amendment to heavy industrial. The request is consistent with the current One Year Plan designation and with the recommended amendment to the 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. Although there have been no substantially changed conditions in the area , industrial uses and zoning, including I-4, have long been established in this area.
2. Approval of this request does not place industrial uses any closer to incompatible residential uses. I-4 zoning is already in place to the north, in closer proximity to the residential area to the north.
3. I-4 zoning is compatible with the surrounding development and zoning pattern.

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

1. The requested I-4 (Heavy Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing and other heavy uses with which there are associated adverse impacts on surrounding property. Such uses are not properly associated with, nor compatible with residential, institutional, retail business or light industrial uses.
2. Based on the above description, this site is appropriate for heavy industrial use under I-4 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. Public water and sanitary sewer utilities are available to the site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type of uses that were developed on the site. Rutledge Pike is a major arterial street capable of handling the additional traffic that may be generated. Spring Hill Rd. is 23 feet wide and classified as a minor collector street. There is a traffic signal at the intersection of Spring Hill Rd. and Rutledge Pike, which will help to facilitate the safe movement of trucks in and out of the site.
3. I-4 zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.

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. With the recommended amendment of the East City Sector Plan to HI (Heavy Industrial), the requested I-4 zoning is consistent with the sector plan.
2. The City of Knoxville One Year Plan designates this site for mixed uses, limited to LI or HI, consistent with either I-3 or I-4 zoning.
3. This site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of I-4 zoning for the subject property could lead to future similar requests in the area on other I-3 properties in the area, which could be reviewed and considered on a case by case basis.

Action:

Approved

Meeting Date: 4/9/2015

**Details of Action:**

**Summary of Action:** I-4 (Heavy Industrial)

**Date of Approval:** 4/9/2015

**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:** 5/12/2015

**Date of Legislative Action, Second Reading:** 5/26/2015

**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:**