

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

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w w w • k n o x m p c • o r g

File Number: 4-C-10-RZ **Related File Number:** 4-B-10-SP
Application Filed: 2/10/2010 **Date of Revision:**
Applicant: GREEN RIVER HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southwest side Johnson Rd., southeast side Schaad Rd.
Other Parcel Info.:
Tax ID Number: 92 009.01 **Jurisdiction:** County
Size of Tract: 2.17 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Office warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 3209 Johnson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: LI (Light 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.): DENY LI (Light Industrial) zoning.

Staff Recomm. (Full): LI zoning allows uses that would be out of character with surrounding development and zoning and would be a spot rezoning. There is a large area about a quarter of a mile away, at the intersection of Ball Camp Pike and Amherst Rd., that is currently zoned Industrial. It is underutilized for that purpose. Light industrial uses should be located there, rather than rezoning additional property for light industrial.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Despite the new Schaad Rd. extension being constructed through this area in recent years, the area surrounding the subject property is still developed with residential uses under A zoning. Light industrial uses should be placed to the southwest on a large tract of land that is already zoned Industrial. There is no need to rezone additional property for light industrial usage.
2. The surrounding area is developed with primarily agricultural and rural residential uses, under A zoning. LI zoning would not be compatible with those uses.
3. Approval of this site for light industrial or commercial uses would permit incompatible uses in close proximity to residential uses.
4. If small, non-residential nodes are to be established along the new Schaad Rd., they should be placed at intersections with other streets that are classified as either collector or arterial. Johnson Rd. is classified as a local street.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The intent of the requested LI zoning is to provide areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing and restricted retailing.
2. Based on the above description and intent of LI zoning, this property is not appropriate to be rezoned to LI, because of compatibility concerns with surrounding residential land uses.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to the site.
2. The proposal would have no impact on schools. Depending on how the property were developed, the street could be negatively impacted with additional traffic generated from a non-residential use.
3. Light industrial or other non-residential uses can have detrimental impacts on residential properties with the potential for increased noise, lighting, signage and traffic.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan's proposal for low density residential uses is appropriate for this site. The Plan should not be amended to allow light industrial development at this location. During the 2003 update of the Northwest County Sector Plan, the future Schaad Rd. extension was considered in making land use recommendations and low density residential was the preferred land use for this site. The proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Allowing light industrial use of the subject property could lead to future requests for non-residential uses in the area, promoting further intrusion into the existing rural and low density residential area and adding to a surplus of existing, nearby industrially zoned land.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law

provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved **Meeting Date:** 4/8/2010

Details of Action: Recommend that County Commission APPROVE LI (Light Industrial) zoning, subject to the following condition:
1. A traffic impact study must be submitted for approval by Knox County Engineering prior to development of the site.

Summary of Action: APPROVE LI (Light Industrial) zoning, subject to the following condition:
1. A traffic impact study must be submitted for approval by Knox County Engineering prior to development of the site.

Date of Approval: 4/8/2010 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/24/2010 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**