

# 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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**File Number:** 4-D-02-RZ                      **Related File Number:** 4-B-02-PA  
**Application Filed:** 3/12/2002              **Date of Revision:**  
**Applicant:** FEDEX GROUND  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Middlebrook Pike, east of I-640  
**Other Parcel Info.:**  
**Tax ID Number:** 93 M B 5,6,7,9                      **Jurisdiction:** City  
**Size of Tract:** 8.5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Distribution center                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**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:** O-1 (Office, Medical, and Related Services) & R-2 (General 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:

Surveyor:

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-3 (General Industrial) zoning.

Staff Recomm. (Full): I-3 zoning is consistent with the One Year Plan recommendation and is an extension of I-3 from the east and south.

**Comments:** The Central City Sector Plan, as amended by the Middlebrook Pike Corridor Study, designates this site for office uses. Although the request is not consistent with the sector plan, the property is appropriate for industrial development as proposed by this application for a distribution center, which will generate a considerable amount of truck traffic. It is anticipated that trucks using this site will range in size from tractor trailers down to small, fixed frame trucks. The site is in close proximity to I-640 via Middlebrook Pike and 44th Street to the Western Ave. / I-640 interchange. All of these 4-lane streets are classified as arterials. The distance from this site to the interchange is approximately 1.4 miles. I-40 can also be accessed to the east via Middlebrook Pike, Liberty Street and Papermill Drive. This route is approximately 3.5 miles on collector streets. The potential for cut-through traffic on local streets is very low.

The site is also adjacent to industrial development to the south and east and abuts a railroad right-of-way on its southern boundary. The applicant proposes to combine the subject property with parcels 10 and 11 to the east, which are already zoned I-3, to develop the distribution center. There is currently a cut in the center median of Middlebrook Pike in front of parcel 11, which would allow vehicle movement from the site to the west. The applicant would have to meet City Engineering and TDOT requirements in locating a curbcut and making any necessary street improvements. The only adjacent residential properties are to the north on the other side of Middlebrook Pike, on properties designated for general commercial and office uses.

MPC Action: Approved

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: APPROVE I-3 (General Industrial)

Date of MPC Approval: 4/11/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 5/14/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: