

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-E-12-RZ **Related File Number:**
Application Filed: 2/27/2012 **Date of Revision:**
Applicant: ANDREW GILSON

PROPERTY INFORMATION

General Location: Northwest side Asbury Rd., southwest of Vaughn Ln.
Other Parcel Info.:
Tax ID Number: 97 035 **Jurisdiction:** County
Size of Tract: 3.68 acres
Accessibility: Access is via Asbury Rd., a major collector street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Small trucking company with on-site office **Density:**
Sector Plan: East County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The properties along Asbury Rd. to the northeast of this site are developed with light industrial and commercial uses under I and CA zoning. To the north, along North National Dr. are industrial uses, zoned I.

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

Street: 2912 Asbury 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: Yes, extension of industrial zoning from three sides
History of Zoning: None noted

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.): RECOMMEND that County Commission APPROVE LI (Light Industrial) zoning.

Staff Recomm. (Full): LI zoning is consistent with the sector plan proposal and is compatible with the surrounding land uses and zoning pattern.

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. LI zoning at this location will allow uses that are compatible with the surrounding development and zoning pattern.
2. LI zoning is consistent with the sector plan proposal for this site.
3. LI is a less intense zone than I (Industrial) which abuts the subject property on three sides.

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 appropriate to be rezoned to LI.

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. The impact on the street system will depend on the type of development proposed. Asbury Rd. has 26' of pavement width and is classified as a major collector street, so it is sufficient to handle additional traffic.
3. The impact of this proposal on surrounding properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes light industrial uses for this site, consistent with the proposed LI zoning.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to similar requests for LI zoning in this area, which would be consistent with the current sector plan proposals for the area.

Action: Approved

Meeting Date: 4/12/2012

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE LI (Light Industrial) zoning.

Date of Approval: 4/12/2012

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: 5/29/2012

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: