

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-F-06-PA **Related File Number:**
Application Filed: 3/6/2006 **Date of Revision:**
Applicant: DRS PROPERTIES
Owner:

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

PROPERTY INFORMATION

General Location: West side Jackson Rd., southwest of Windtree Ln.
Other Parcel Info.:
Tax ID Number: 92 L C 020 **Jurisdiction:** City
Size of Tract: 3.6 acres
Accessibility: Access is via Jackson Rd., a minor collector street with 40' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area has been developed with light industrial uses to the south and west under I-2 and I-3 zoning. The land to the north and west is either vacant or developed residentially under R-1 and RP-1 zoning.

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

Street: 1749 Jackson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, extension of LI One Year Plan designation from the south and west.
History of Zoning: The LI plan designation was previously denied for this property two times, in July of 1999 by MPC and in January of 2002 by City Council.

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (MDR,LDR)
Requested Plan Category: LI (Light Industrial)

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 LI (Light Industrial) One Year Plan designation.

Staff Recomm. (Full): Light industrial uses are consistent with the sector plan designation for the property and is a logical extension of the LI designation and industrial land uses and zoning to the south and west.

Comments: The request is consistent with the Northwest County Sector Plan proposal for light industrial uses at this location. In January of 2002, MPC staff had recommended approval of LI and I-1 zoning. The applicant had requested I-3 zoning. The LI designation and I-2 zoning was approved by MPC on January 10, 2002, after hearing from both the applicant and neighborhood opposition to the request. Staff's position regarding the LI plan designation for this site has not changed. The only zoning change that has occurred since January, 2002, in the area was on the property to the east, across Jackson Rd., which was rezoned from R-1 to RP-1 @ 1-4 du/ac in 2004.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Light industrial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Light industrial uses for this site would be an extension of the plan designation, zoning and land uses from the south and west.
3. Light industrial uses are consistent with the sector plan proposal for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend on what type of development is proposed.
3. The recommended LI designation is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Approval of the recommended LI plan designation will allow the applicant to request C-6, PC-2, I-1, I-2, I-3 or BP-1 zoning for this site in the future, consistent with the One Year Plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes light industrial uses for this site, consistent with this proposal.
2. The site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future plan amendment and rezoning requests for light industrial in the area. However, the sector plan and One Year Plan do not support further extension of non-residential uses to the north and east of this site.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: Approval of LI (Light Industrial) One Year Plan designation

Date of MPC Approval: 4/13/2006

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: 7/5/2005

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 7/18/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved
(Emergency)

If "Other":

Amendments:

Effective Date of Ordinance: