

# 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-H-07-RZ                      **Related File Number:** 4-C-07-PA  
**Application Filed:** 3/5/2007                      **Date of Revision:**  
**Applicant:** PROCTOR PROPERTIES

### PROPERTY INFORMATION

**General Location:** Southwest side Western Ave., northeast side Proctor St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 013, 016-025, 94JC OTHER: 003-014, 014.01, 014.02,    **Jurisdiction:** City  
**Size of Tract:** 15 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Business Park                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** 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:

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full):

I-3 zoning is consistent with the surrounding land use and zoning pattern. The current R-2 zoning is inappropriate at this location along Western Ave., which has developed with office, commercial and industrial uses. This rezoning and One Year Plan amendment requests will allow the proposed business park and establish a more appropriate zoning pattern in this area.

Comments:

The proposed rezoning and one year plan amendment requests are part of a redevelopment project by the Knoxville Community Development Corporation (KCDC) and is located within the Center City Business Neighborhood Redevelopment Project. The proposed business park is to be designed for office, light manufacturing, and distribution services (see attached article). The site includes approximately 10 acres owned by KCDC, 5 acres that are privately owned, and 5 acres owned by the Knoxville News Sentinel. Staff contacted the Knoxville News Sentinel and requested that they be included on this application since their property adjoins these properties and there are portions of their property that are inappropriately zoned R-2 (the majority of their property is zoned I-3). By including their property in this rezoning request, a more consistent and appropriate zoning pattern will be established in this area.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The surrounding properties are zoned I-3, C-3, and R-2 and developed with light industrial, commercial and related uses between Western Ave. and Middlebrook Pike. The I-3 zoning will allow this site to be developed with the proposed business park uses.
2. I-3 zoning is compatible with the surrounding I-3, I-2, C-3 zoning and development pattern.
3. Development permitted under I-3 zoning is compatible with the light industrial and commercial uses on the surrounding properties.

**THE EFFECTS OF THE PROPOSAL**

1. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties. This rezoning request will establish a more consistent zoning pattern in this area. The current R-2 zoning on these properties is inappropriate at this location along Western Ave.
2. Public water and sewer utilities are available to serve the site.
3. The proposal will impact traffic onto Western Ave. and Middlebrook Pike which are both major arterial streets.
4. The proposal will have no impact on schools.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The one year plan proposed low density residential use for these properties. The requested Light Industrial One Year Plan amendment will permit I-3 as an appropriate zone.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

I-3 (General Industrial)

Date of MPC Approval:

4/12/2007

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:** 5/8/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 5/22/2006

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**