

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 4-K-20-RZ **Related File Number:** 4-G-20-PA
Application Filed: 2/28/2020 **Date of Revision:**
Applicant: KNOXVILLE - KNOX COUNTY PLANNING

PROPERTY INFORMATION

General Location: West of Ed Shouse Dr., east of I-75 / I-640
Other Parcel Info.:
Tax ID Number: 93 K B 00201 **Jurisdiction:** City
Size of Tract: 25 acres
Accessibility: Ed Shouse Drive is a major arterial with a 25.5 ft pavement width inside a right-of-way that varies from 253 ft to 285 ft along the length of this parcel. It is a divided highway with two lanes traveling in each direction separated by a grass median with the occasional cut-through.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** (AGC) Agricultural Conservation
Growth Policy Plan: Within City limits
Neighborhood Context: The area is somewhat isolated from the nearby residential uses since they lie across the interstate to the east and across Western Avenue to the north. KUB's Hoskins Center is across Ed Shouse Way. The property is not currently visible from I-640/I-75 due to the existing vegetation.

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

Street: 4295 Middlebrook Farm Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use)
Former Zoning:
Requested Zoning: I-H (Heavy Industrial)
Previous Requests: 11-J-81-RZ
Extension of Zone: No
History of Zoning: Property was rezoned from A-1 (General Agricultural) and F-1 (Floodway) Districts to C-6 (General Commercial Park) District

PLAN INFORMATION (where applicable)

Current Plan Category: AGC (Agricultural Conservation)

Requested Plan Category: HI (Heavy Industrial)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Gerald Green

Staff Recomm. (Abbr.): Staff recommends approval of the I-H (Heavy Industrial) zoning for the property as it is permitted by the Northwest City Sector Plan designation and would permit uses permitted by the C-6 zoning assigned by the City's old zoning ordinance.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Development in this area is a mix of primarily commercial and industrial uses. The property to the south, under the same ownership, is zoned Agricultural. The industrial and commercial zoning designations of area properties has been in place for some time. The pace of the development and redevelopment has quickened in the past 2 – 3 years, increasing the demand for industrial property. The C-6 zoning of the property under the old zoning code permitted many of the uses permitted in the requested I-H zone. The requested I-H zoning is a better fit for the property and the types of uses proposed than the current I-MU zoning, which is designed to facilitate the redevelopment of older industrial properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The new zoning ordinance describes the I-H (Heavy Industrial) District zoning as intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing, and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities. The location of the property makes it appropriate for such uses.
- 2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The area is currently developed with industrial and intense commercial uses. These amendments support this development trend and allow continued growth and expansion of the City's industrial sector.
- 2. The proposed zoning area is bounded by highways and similar zoning.
- 3. The property has direct access to roadway systems capable of accommodating the traffic that would be generated by the uses permitted by the requested zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The property is currently zoned I-MU and was zoned C-6 under the old zoning code. Amending the sector plan for this property corrects this nonconformity.
- 2. The northwest portion of the property is located within a FEMA designated floodway and floodplain.

Action: Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Staff recommends approval of the I-H (Heavy Industrial) zoning for the property as it is permitted by the Northwest City Sector Plan designation and would permit uses permitted by the C-6 zoning assigned by the City's old zoning ordinance.

Date of Approval: 4/9/2020

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: 5/5/2020

Date of Legislative Action, Second Reading: 5/19/2020

Ordinance Number:

Other Ordinance Number References: O-86-2020

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: