

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-N-07-RZ **Related File Number:**
Application Filed: 3/13/2007 **Date of Revision:**
Applicant: RICHARD ALLEN MERRITT

PROPERTY INFORMATION

General Location: Southeast side Heiskell Ave., southwest of N. Central St.
Other Parcel Info.:
Tax ID Number: 81 G E 001 **Jurisdiction:** City
Size of Tract: 0.64 acres
Accessibility: Access is via Heiskell Ave., a major collector street with a two and three lane section in this area within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Wholesale Petroleum Products **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This developed site is within the a general commercial and industrial area that has developed under I-2, I-3 and C-3 zones.

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

Street: 120 Heiskell Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: Yes
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE I-3 (General Industrial) zoning

Staff Recomm. (Full):

I-3 zoning is consistent with surrounding industrial zoning and development. The sector plan and One Year Plan both support light industrial use of this site as permitted under I-3 zoning

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The I-3 zoning proposal is compatible with the scale and intensity of the surrounding industrial land uses and zoning pattern.
- 2. Industrial zoning and development surrounds the subject property.
- 3. The surrounding land uses and location adjacent to railroad right of way and a major collector street make the site appropriate for I-3 industrial uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
- 2. The proposal will have no impact on schools. Heiskell Ave. and Central Avenue Pike have adequate capacity to handle any additional traffic which may be generated by more intensive industrial use of this property.
- 3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with this proposal.
- 2. The Central City Sector Plan proposes light industrial uses for the site.
- 3. This request should not necessarily generate similar future requests in this area.

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

Date of Legislative Action, Second Reading: 5/22/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: