

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve I-H (Heavy Industrial) and HP (Hillside Protection Overlay) zoning for the area shown in the Exhibit C map because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. This area along Rutledge Pike adjacent to the interstate right-of-way continues to be a mix of heavy and industrial uses.
- 2. The subject property is adjacent to an existing salvage yard operation and surrounded by industrial uses and zoning, however, the southern portion of the property abuts single family residential uses on the west side.

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

- 1. The I-H zone district permits uses and special uses that typically include outdoor storage and related outdoor activities.
- 2. The I-H zone limited to the portion of the property not adjacent to single family residential homes provides additional buffering from heavy industrial activities.

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. This is an older industrial area with existing outdoor storage on many of the properties along Rutledge Pike adjacent to the interstate right-of-way.
- 2. This area is already an industrial area and surrounded by industrial zoned properties, however, single family residential is located on the rear portion of the property, so staff recommends a reduced area for the I-H zone district.
- 3. No adverse effects are expected from this rezoning to I-H, particularly as the expansion of a salvage yard at this location is required to go through the special use approval process and will be required to meet the principal use standards, requiring screening of the operation.

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 proposed rezoning is compatible with the recommended One Year Plan amendment to HI (Heavy Industrial) & HP (Hillside Protection) & Sector Plan amendment to HI (Heavy Industrial) & HP (Hillside Protection) and is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve I-H (Heavy Industrial) and HP (Hillside Protection Overlay) zoning for the area shown in the Exhibit C map because it is consistent with the surrounding development.

Date of Approval:

4/14/2022

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: 5/17/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/31/2022

Other Ordinance Number References: O-74-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: