

# 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: 5-A-15-RZ

Related File Number:

Application Filed: 3/9/2015

Date of Revision:

Applicant: HAL NGO

### PROPERTY INFORMATION

General Location: South side Shangri-La Dr., southwest of Ault Rd.

Other Parcel Info.:

Tax ID Number: 70 K E 01301

Jurisdiction: City

Size of Tract: 5.03 acres

Accessibility: Access is via Shangri-La Dr., a local street with 26' of pavement width within 55' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Excavating company

Density:

Sector Plan: East City

Sector Plan Designation: LI

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: To the south and east are industrial and commercial uses, zoned I-3, I-4, C-4 and O-1. To the north are residential uses, zoned R-1 and R-1A.

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

Street: 4422 Shangri-La Dr

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, extension of I-3 from the east

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:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to one condition.

**Staff Recomm. (Full):** 1. Within the required 35 foot front yard building setback, a Type "A" dense landscape screen (see attached) must be installed along the entire length (about 430 feet) of the northern property line, with the exception of the area where vehicular access into the site is provided.

With the recommended condition, I-3 zoning is appropriate for this site. I-3 is an extension of zoning from the east and is consistent with the sector plan and One Year Plan proposals for the site. The site is also adjacent to a rail line.

**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. Although there have been no substantially changed conditions in the area, industrial uses and zoning, including I-3, have long been established in this area.
2. Approval of this request does not place industrial uses any closer to incompatible residential uses. I-3 zoning is already in place to the east, in similar proximity to the residential area to the north. The proposal is a logical extension of I-3 zoning from the east.
3. I-3 zoning is compatible with the established surrounding development and zoning pattern.

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

1. The requested I-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from customers or clients, but usually require good accessibility to major rail, air or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional and retail commercial uses.
2. Based on the above description, this site is appropriate for general industrial use under I-3 zoning.

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. Public water and sanitary sewer utilities are available to the site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type of uses that were developed on the site. Shangri-La Dr. leads to Ault Rd. to the east. Ault Rd. south goes to Rutledge Pike, just east of its interchange with I-40. The distance from the site to the west I-40 on-ramp is about a half-mile.
3. With the recommended condition, I-3 zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.

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 East City Sector Plan and the City of Knoxville One Year Plan both propose LI (Light Industrial) uses, consistent with the proposed I-3 zoning.
2. This site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of I-3 zoning for the subject property could lead to future similar requests in the area on other properties to the east, which would be consistent with plans. Any future rezoning requests would be reviewed on a case-by-case basis.

**Action:** Approved **Meeting Date:** 5/14/2015

**Details of Action:** 1. Within the required 35 foot front yard building setback, a Type "A" dense landscape screen (see attached) must be installed along the entire length (about 430 feet) of the northern property line, with the exception of the area where vehicular access into the site is provided.

**Summary of Action:** I-3 (General Industrial) zoning, subject to one condition.

**Date of Approval:** 5/14/2015 **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:** 6/9/2015 **Date of Legislative Action, Second Reading:** 6/23/2015

**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:**