

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.):

DENY I (Industrial) zoning.

Staff Recomm. (Full):

Industrial zoning is not compatible with the surrounding land uses and zoning pattern and is not consistent with the sector plan proposal for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested plan amendment and zoning are an intrusion into an established residential area.
2. Light industrial uses should be limited to the area to the south along the railroad and Byington-Solway Rd. where industrial zoned properties are already established.
3. The sector plan proposes low density residential uses for this site, which should be maintained because of the established residential uses to the north and west.
4. The access to the proposed site is not adequate for light industrial uses including the applicant's proposed office/warehouses. The property fronts on two local streets, neither of which has a pavement width of more than 17 feet, that serve primarily residential uses in the immediate area. Even if the site had direct access to Byington-Solway Rd., a wider, major collector street, the proposal still could be considered an intrusion into a residential area.

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. The exact impact on the street would depend on the size and type of development that is proposed.
3. The proposal is not compatible with adjacent residential uses on three sides and will have a negative impact on them. The current low density residential zoning and plan proposal are appropriate for this site.
4. Staff recommends denial of these requests. If MPC, however, is inclined to approve a zone that will allow the applicant's proposed office/warehouse use, staff would recommend approval of the light industrial sector plan designation, limited to PC zoning only. PC zoning would require the applicant to submit a development plan for use on review consideration by MPC. At this time, however, no rezoning of the property is recommended.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the surrounding land uses, which staff recommends to be maintained.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.
3. Approval of this request may generate similar requests for light industrial plan designations and zones in this area, further creating an inappropriate transition in land uses.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

5/10/2007

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: