# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-M-07-RZ Related File Number: 5-A-07-SP

Application Filed: 4/2/2007 Date of Revision:

Applicant: THE FULLER GROUP



## 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 250 0 FAX•215 • 2068 www•knoxmpc•org

# PROPERTY INFORMATION

General Location: Southwest side Gray Hendrix Rd., east side Hodge Rd., north of Byington Solway Rd.

Other Parcel Info.:

Tax ID Number: 90 162 Jurisdiction: County

Size of Tract: 11.5 acres

Accessibility:

# GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: Office warehouse Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 2613 Gray Hendrix Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: RA (Low Density Residential)

Former Zoning:

Requested Zoning: I (Industrial)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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:

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Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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