

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: 5-Q-04-RZ **Related File Number:**
Application Filed: 4/14/2004 **Date of Revision:** 5/13/2004
Applicant: ROBERT MORTON
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Inskip Dr., northeast side Fennel Rd.
Other Parcel Info.:
Tax ID Number: 68 L G 016 **Jurisdiction:** City
Size of Tract: 1.1 acres
Accessibility: Access is via Inskip Dr., a major collector street with 26' of pavement within a 50' right-of-way and Fennel Rd., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business office
Surrounding Land Use:
Proposed Use: Auto recovery storage for bank **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an older business area that has developed under I-2 and I-3 zoning. Established residential uses zoned R-1 and R-2 are located to the north and west.

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

Street: 200 E Inskip 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: Part of site was denied I-3 zoning in 2001.
Extension of Zone: Yes
History of Zoning: Property was denied I-3 in 2000.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 limited to I-2 uses and screened auto storage

Staff Recomm. (Full):

No significant land use changes have occurred in this area since this property was denied I-3 zoning in 2001 (8-B-01-RZ). Restricted use is needed because permitting the full range of more intensive I-3 uses would be a disruptive influence on surrounding, established residential and related uses. The One Year Plan and sector plan propose light industrial use as permitted by the current I-2 zone.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of the recommended limited I-3 zoning will permit the current business to remain on the site and not impact the development pattern established in this area, with I-2 zoning and uses. Restricting the I-3 uses will protect the established residential neighborhood and ensure the area is not opened to a wider range of incompatible industrial uses than is currently permitted under I-2 zoning.
2. Residences are located to the northwest along E Inskip Dr. and to the southwest along Fennel Rd, and are zoned R-2 . It is not appropriate to place unrestricted I-3 industrial uses in close proximity to residential uses, especially where they will be directly facing each other.
3. Restricted I-3 industrial use of the subject property permits the present use and is compatible with the scale and intensity of the adjacent residential neighborhood, which is zoned R-2. The full range of intense uses permitted under I-3 zoning would not be appropriate at this location.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the subject property.
2. The proposal would have no impact on schools and minimal impact on streets.
3. The full range of I-3 uses could have a negative impact on the adjacent residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and North City Sector Plan propose light industrial uses for the site.
2. The site is located within the Urban Growth Area (Inside city) by the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action:

APPROVE I-3 (General Industrial) zoning limited to I-2 uses and screened auto storage

Date of MPC Approval:

6/10/2004

Date of Denial:

Postponements: 5/13/04

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

7/6/2004

Date of Legislative Action, Second Reading: 7/20/2004

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: