

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 6-C-19-RZ **Related File Number:**  
**Application Filed:** 4/18/2019 **Date of Revision:**  
**Applicant:** PREFERRED PUMP & EQUIPMENT

## PROPERTY INFORMATION

**General Location:** East side of East Governor John Sevier Highway, East side Trebor Lane, South of Thorngrove Pike  
**Other Parcel Info.:** Half of this parcel is already zoned I (Industrial), Sector plan calls for LI (Light Industrial)  
**Tax ID Number:** 96 PART OF 11304 **Jurisdiction:** County  
**Size of Tract:** 2.2 acres  
**Accessibility:** Access is via E Governor John Sevier Highway, a major arterial, with a pavement width of 45' feet, within a right-of-way of 112' feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** OF (Office)  
**Surrounding Land Use:**  
**Proposed Use:** Any zone allowed in I (Industrial) **Density:**  
**Sector Plan:** East County **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is comprised of primarily mining/quarrying operations and other industrial uses, in the general proximity of the Forks of the River Industrial Park. Some office and commercial uses and vacant land are also in the vicinity of this site.

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

**Street:** 3010 E. Governor John Sevier Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** I (Industrial)  
**Previous Requests:**  
**Extension of Zone:** Yes, the property is surrounded by (I) Industrial zoning.  
**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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested I (Industrial) zoning, as an extension of the surrounding I (Industrial) zoning. The extension is also compatible with the sector plan land use classification for LI (Light Industrial).

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. The property is located in the in the Planned Growth Area of the Growth Policy Plan, and is within the general area of the Forks of the River Industrial Park.

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

1. The proposed amendment to I zoning provides areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property.

2. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. I zoning is compatible with the existing LI sector plan designation.

2. This rezoning to I (Industrial) eliminates potential conflicts with the surrounding Industrial zoning and uses that are permitting in the CA (General Business) zone.

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 request is consistent with and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Date of Approval:

6/13/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 7/22/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**