

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: 6-E-17-RZ **Related File Number:**
Application Filed: 4/24/2017 **Date of Revision:**
Applicant: JHS LIMITED PARTNERSHIP

PROPERTY INFORMATION

General Location: West side Mynderse Ave., north of Western Ave.
Other Parcel Info.:
Tax ID Number: 94 A A 030 **Jurisdiction:** City
Size of Tract: 2.61 acres
Accessibility: Access is via Mynderse Ave., a local street with 26' of pavement width within 30' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Industrial
Surrounding Land Use:
Proposed Use: Industrial use **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of commercial and light to heavy industrial uses, under C-3, C-3, I-2, I-3 and I-4 zoning.

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

Street: 2601 Western Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: I-2 (Restricted Manufacturing and Warehousing)
Previous Requests: None noted
Extension of Zone: Yes, extension of I-2 zoning from the west
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-2 (Restricted Manufacturing & Warehousing) zoning.

Staff Recomm. (Full):

I-2 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern. The request is consistent with the proposals of both the One Year Plan and sector plan.

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 proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The request is a logical extension of I-2 zoning from the west.
3. The site is located in an area of already established industrial uses and the proposal is an consistent with that pattern. The requested I-2 zoning is actually less intense than the current I-3 zoning in place.
4. The proposal is consistent with both the sector plan and one year plan proposals for the site.

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

1. The I-2 (Restricted Manufacturing & Warehousing) zone is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general and heavy industrial districts. Regulations are intended to prevent frictions between uses with the district and also to protect nearby residential areas.
2. Based on the above general intent, this site is appropriate for I-2 zoning and development.

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. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed. Western Ave. is a major arterial street capable of handling the additional traffic that may be generated under I-2 zoning.
2. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.
3. Public water and sewer utilities are available to serve the site. I-2 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part 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. Both the Central City Sector Plan and the Knoxville One Year Plan propose light industrial uses for the property, consistent with the requested I-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 6/8/2017

Details of Action:

Summary of Action: APPROVE I-2 (Restricted Manufacturing and Warehousing)

Date of Approval: 6/8/2017

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: 7/6/2017

Date of Legislative Action, Second Reading: 8/1/2017

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: