

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-F-18-RZ **Related File Number:**
Application Filed: 4/27/2018 **Date of Revision:**
Applicant: MOUNTAIN VIEW PARTNERS, LP

PROPERTY INFORMATION

General Location: Northwest side Weisbrook Ln., northeast of East Weisgarber Rd.
Other Parcel Info.:
Tax ID Number: 106 D A PART OF 00624 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 0.6 acres
Accessibility: Access is via Weisbrook Ln., a local street with 28' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Building expansion for Direct Mail Services at 5911 Weisbrook Ln. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in a business park developed with commercial and light industrial uses under C-6 and I-3 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: Yes, extension of I-3 zoning from the east
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-3 (General Industrial) zoning.

Staff Recomm. (Full):

I-3 is a logical extension of zoning from the east and is consistent with the adopted land use plans for the area.

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. I-3 is a logical extension of zoning from the east.
- 2. I-3 zoning is consistent with the light industrial plan designation of the Northwest County Sector Plan and the Knoxville One Year Plan.
- 3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and I-3 zoning.

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

- 1. The requested I-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from customers or clients, but usually require good accessibility to major rail, air or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional and retail commercial uses.
- 2. Based on the above description, this site is appropriate for general industrial use under I-3 zoning.

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 recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.
- 2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
- 3. The property is located in a business park setting that is developed with light industrial and commercial uses.
- 4. The portion of the parcel proposed to be rezoned is located in a stormwater drainage area. The applicant will have to comply with all requirements of the Knoxville Department of Engineering during the development of the site.

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 City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with I-3 zoning.
- 2. The Northwest County Sector Plan proposes light industrial uses for the site, consistent with I-3 zoning.
- 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 4. This recommended I-3 zoning does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 6/14/2018

Details of Action:

Summary of Action:

I-3 (General Industrial) zoning.

Date of Approval: 6/14/2018

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: 7/17/2018

Date of Legislative Action, Second Reading: 7/31/2018

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: