

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-P-19-RZ **Related File Number:**
Application Filed: 4/30/2019 **Date of Revision:**
Applicant: CHRIS BURKHART - I-40 CONSTRUCTION SERVICES

PROPERTY INFORMATION

General Location: South of I-40, adjacent to exit 392, North of Nash Rd, East of Rutledge Pike
Other Parcel Info.: Includes parcels 0711A001, 0711A028, 0711A027 with addresses 1001 & 1057 Spring Hill Rd., 0 Pelham Rd.
Tax ID Number: 71 | A 001 **OTHER:** 0711A028 & 0711A027 **Jurisdiction:** City
Size of Tract: 15.35 acres
Accessibility: Access is via Spring Hill Rd, a local street with a pavement width of 30' feet within a right-of-way width of 88' feet. Access is also via Nash Rd and Pelham Rd, local streets with a pavement width of 20' to 23' feet within a right of way width of 41' to 46' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Equipment outdoor storage **Density:** N/A
Sector Plan: East City **Sector Plan Designation:** LI (Light Industrial) & HP (Hillside and Ridgetop Pr
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area is adjacent to Interstate 40 and a mostly single family residential neighborhood.

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

Street: 1001 Spring Hill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning: I-3 (General Industrial)
Requested Zoning: I-3 (General Industrial)
Previous Requests: 10-D-10-RZ R-2 & I-3 to C-6, 3-K-01-RZ: R-2 to I-3, 8-D-84-RZ: I-2 to C-3
Extension of Zone:
History of Zoning: 8-D-84-RZ: I-2 to C-3, 3-K-01-RZ: R-2 to I-3, 10-D-10-RZ: I-2 to C-6

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 City Council APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested I-3 (General Industrial) zoning which is consistent with the sector plan and one year plan land use classification of LI (Light Industrial) for this property.

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 inside the city limits of Knoxville.
2. The requested area for rezoning to I-3 is wedged between a single-family residential neighborhood and the interstate right-of-way.

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

1. The I-3 (general industrial district) provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. 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 have some adverse effects on surrounding properties and 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-3 zoning is compatible with the existing LI (Light Industrial) sector plan designation and should not adversely effect 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. The request is consistent with and not in conflict with all other adopted plans.

Action:

Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE I-3 (General 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:

Knoxville City Council

Date of Legislative Action:

7/16/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

O-99-2019

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: