

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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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Knoxville, Tennessee 37902  
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File Number: 7-B-10-OB                      Related File Number:  
Application Filed: 6/2/2010                      Date of Revision:  
Applicant: FIRST CALL AMBULANCE SERVICE, LLC

## PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Use determination for a dispatch center for ambulance service in the I-3 (General Industrial) zoning district.

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

## 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.: Use determination for a dispatch center for ambulance service in the I-3 (General Industrial) zoning district.

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE "Transit and Ground Passenger Transportation (NAICS 485) and ground ambulance service, including on-site vehicle repair facilities", as permitted uses in the I-3 (General Industrial) zoning district.

Staff Recomm. (Full): Authority: The uses permitted section of the I-3 (General Industrial) zoning district, (Article 4, Section 2.3.2, B, 4 of the Knoxville Zoning Ordinance) includes a statement that reads, "Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the planning commission." The use determination application is the most appropriate process for MPC to make this determination.

Comments: This application was submitted by First Call Ambulance Service, LLC, so that MPC could consider the appropriateness of allowing a dispatch center for ambulance service in the I-3 zoning district. The property that is being proposed for this use is 2847 John Deere Dr. (CLT# 082BF00221), located at the east end of John Deere Dr., east of N. Cherry St. It should be noted, however, that approval of this use determination does not apply only to this particular property. If approved, this use determination would establish transit and ground passenger transportation (NAICS 485) and ground ambulance service, including on-site vehicle repair facilities, as permitted uses on any I-3 or I-4 zoned property within the City Limits of Knoxville. The North American Industry Classification System (NAICS) is used to classify land uses. Definition 485 includes urban transit systems, interurban and rural bus transportation, taxi and limousine service, school and employee bus transportation, charter bus industry and other transit and ground transportation industry. It is the opinion of staff that the above recommended uses are appropriate within the I-3 zoning district, as permitted uses. The I-3 zoning district also allows as permitted uses the following: Truck sales, leasing, servicing and repair, vehicle storage facility, recycling collection facility, building material sales yard and lumber yard and freighting or trucking yard or terminal. It should be noted that the I-4 zone lists "Any use permitted in the I-3 zoning district" as a permitted use in that zone. So, the above uses would also be permitted in the I-4 zone. Based on the above list of similar or more intense permitted uses to the proposed uses already permitted in the I-3 zone, staff believes that it is reasonable to allow the recommended uses as permitted uses in the I-3 zoning district.

Action: Approved

Meeting Date: 7/8/2010

Details of Action:

Summary of Action: APPROVE "Transit and Ground Passenger Transportation (NAICS 485) and ground ambulance service, including on-site vehicle repair facilities", as permitted uses in the I-3 (General Industrial) zoning district.

Date of Approval: 7/8/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: MPC

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**