

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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: 7-B-14-RZ **Related File Number:** 7-A-14-PA
Application Filed: 5/22/2014 **Date of Revision:** 6/23/2014
Applicant: HAND PARTNERSHIP, L.P.

PROPERTY INFORMATION

General Location: South side Atlantic Ave., north side Radford Pl., west side Metler St.
Other Parcel Info.:
Tax ID Number: 81 G B 010-016, 01001 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Two dwellings and vacant land
Surrounding Land Use:
Proposed Use: Business expansion **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 250 Atlantic Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: I-3 (General Industrial) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: LI (Light Industrial)

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) / IH-1 (Infill Housing Overlay) zoning for parcels 081GB013-016 only. (See attached MPC staff recommendation map.)

Staff Recomm. (Full):

The recommended I-3/IH-1 zoning to the alley gives the applicant additional space for expansion and is similar to the established zoning pattern to the east. Allowing the unlike uses to extend to Atlantic Ave., as requested, would create a situation where incompatible uses would be facing each other on either side of the street.

Comments:

If the Planning Commission is inclined to recommend a rezoning of all the parcels, including the ones fronting on Atlantic Ave., as requested by the applicant, staff would recommend I-1 zoning for the entire subject property. I-1 (Planned Industrial) zoning requires use on review approval by MPC prior to development. This would give the opportunity for staff to review a plan to present to MPC for possible approval. Staff could recommend components of the plan, such as buffering and architectural style, which could help to minimize the impact on adjacent residential properties. However, general planning principles would dictate that the unlike uses should not be located facing each other. If the applicant were able to obtain additional properties on the south side of the alley, west of the site, staff would likely support I-3 zoning for that area.

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. Staff is recommending the I-3/IH-1 zoning only to the alley, consistent with the zoning and development pattern to the east. This prevents unlike uses from facing each other.
2. I-3/IH-1 zoning, limited to south of the alley only, would be compatible with the surrounding zoning and development pattern.
3. The recommended area for rezoning is approximately 0.7 acres, compared to about 1.6 acres for the entire subject property. The entire block between Coram St., the alley, Metler St. and Radford Pl. contains about 3 acres of land, which is appropriate for I-3 zoning.

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

1. The requested I-3 zoning is an industrial district established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and warehousing. These uses do not depend primarily on frequent personal visits by 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, I-3 is an appropriate zone for the portion of the site south of the alley.
3. The existing IH-1 (Infill Housing Overlay) will be maintained as a zoning overlay on the property. The regulations in the IH-1 overlay district only apply to residential development, so they will have no impact on the subject property.

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. I-3/IH-1 zoning, as recommended, is compatible with the surrounding land uses and zoning pattern. If extended out to Atlantic Ave., an inappropriate zoning pattern would be established, allowing incompatible uses facing each other.
2. As recommended, the zoning change will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

3. The existing streets are adequate to handle any additional traffic generated by allowing light industrial uses on 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. With the recommended amendment to the Central City Sector Plan to LI on the accompanying application (7-B-14-SP), the I-3/IH-1 zoning would be consistent with the plan.
2. With the recommended amendment of the City of Knoxville One Year Plan to LI, the proposed I-3 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. I-3 zoning, as recommended, does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 8/14/2014

Details of Action: RECOMMEND that City Council APPROVE I-1 (Planned Industrial) / IH-1 (Infill Housing Overlay) zoning.

Summary of Action: I-1 (Planned Industrial) / IH-1 (Infill Housing Overlay) zoning for the entire site The Planning Commission noted that I-1 zoning would allow consideration of the proposed use, but with the requirements for use-on-review approval. This would ensure that a site plan could be prepared that is sensitive to the character of the remaining residential uses to the north and west along Atlantic Avenue. I-1/ IH-1 was approved

Date of Approval: 8/14/2014 **Date of Denial:** **Postponements:** 7/10/14

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/16/2014

Date of Legislative Action, Second Reading: 9/30/2014

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: