

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE I-4 (Heavy Industrial) zoning.

Staff Recomm. (Full): I-4 is a logical extension of zoning from the north, which will allow the existing metal processing business to the north to be expanded into the currently I-3 zoned area. The One Year Plan and Sector Plan both propose heavy industrial uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of I-4 zoning from adjacent property to the north.
3. A portion of this parcel is owned by the applicant and already zoned I-4. Approval of this request will allow expansion of the existing metal processing business into the currently I-3 zoned portion of the parcel.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes heavy industrial uses for the site, consistent with the proposal.
2. The South City Sector Plan proposes heavy industrial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for I-4 zoning on surrounding properties that are designated for heavy industrial use.

MPC Action: Approved

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: I-4 (Heavy Industrial)

Date of MPC Approval: 7/13/2006

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Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**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: 8/15/2006

Date of Legislative Action, Second Reading: 8/29/2006

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: