

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-E-16-RZ **Related File Number:** 7-C-16-PA
Application Filed: 5/26/2016 **Date of Revision:**
Applicant: TRINTY BUSINESS GROUP, LLC

PROPERTY INFORMATION

General Location: Northwest side North Ave., northwest of Cornelia St.
Other Parcel Info.:
Tax ID Number: 81 C M 01902 **Jurisdiction:** City
Size of Tract: 5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Parking and storage
Surrounding Land Use:
Proposed Use: Processing of organic yard waste **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 302 North Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: I-4 (Heavy Industrial)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: HI (Heavy 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.): DENY I-4 (Heavy Industrial) zoning.

Staff Recomm. (Full): Staff maintains that the current zoning be retained in order to minimize further negative impact on the adjacent residential neighborhood to the south. The current zoning allows reasonable use of the 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. There have been no substantially changed conditions in this area that would warrant a plan or zoning change for this property. Residential uses continue to be maintained in the surrounding area, which would receive further adverse impacts if I-4 zoning were approved for this site.
2. Maintaining the current I-3 zoning will minimize the impact on the surrounding residential areas to the south by prohibiting more intense industrial use and development of the site. The current I-3 zoning, although not ideal as far as compatibility with residential, at least limits the site to primarily indoor, less intense industrial uses.
3. Rezoning this property to I-4 will further add to the negative impact on the surrounding residential areas. The applicant has reasonable use of the property under the current I-3 zoning.
4. All vehicular access to the site is through residential streets and neighborhoods. Allowing access to a more intense use through these areas is not appropriate.

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

1. The requested I-4 (Heavy Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing and other heavy uses with which there are associated adverse impacts on surrounding property. Such uses are not properly associated with, nor compatible with residential, institutional, retail business or light industrial uses.
2. If the site is approved for the requested I-4 zoning, staff believes that it would have an unnecessary negative impact on the adjacent residential areas.
3. Approval of this request could lead to future requests for I-4 zoning on surrounding properties currently zoned I-3, which are also adjacent to non-compatible, residential uses.
4. The sector plan correctly identifies the area for light industrial uses, consistent with its current 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. Public water and sanitary sewer utilities are available to the site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type of uses that were developed on the site. North Ave. is a local street that is not appropriate for heavy truck traffic that could be associated with I-4 uses.
3. Allowing heavier industrial uses on the site may add to the detrimental impacts on surrounding residential properties, with the potential for increased noise, lighting, building lot coverage, signage and traffic.

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 Central City Sector Plan and the Knoxville One Year Plan both designate this site for light

industrial uses, consistent with the current I-3 zoning.

2. This site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of I-4 zoning for the subject property could lead to future similar requests in the area on other I-3 properties in the area, which are also adjacent to residential and other less intense uses.

Action: Denied

Meeting Date: 7/14/2016

Details of Action:

Summary of Action: DENY I-4 (Heavy Industrial) zoning.

Date of Approval:

Date of Denial: 7/14/2016

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: