

CASE SUMMARY

APPLICATION TYPE: GENERAL 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-G-11-RZ Related File Number: 7-B-11-PA
Application Filed: 6/6/2011 Date of Revision:
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave.
Other Parcel Info.:
Tax ID Number: 95 G J 002-004 OTHER: 095GR013&014 Jurisdiction: City
Size of Tract: 15.43 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses
Surrounding Land Use:
Proposed Use: Businesses Density:
Sector Plan: Central City Sector Plan Designation: LI and LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)
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), HI (Heavy Industrial) and LDR (Low Density Residential)
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.): RECOMMEND that City Council APPROVE I-4 (Heavy Industrial), I-3 (General Industrial) and I-2 (Restricted Manufacturing and Warehousing) zoning, as shown on the attached MPC recommendation map, with 1 condition.

Staff Recomm. (Full): With the recommended condition the zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern. I-3 or I-4 zoning should not extend over the entire property as it could have a more negative impact on adjacent residential properties. The recommended I-2 zoning on the northern portion of the property is more compatible with the adjacent residential uses.

1. In the I-2 and I-3 zoned areas, when adjacent to residential or office zoning, the required side or rear setback areas must remain undisturbed.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern. I-3 or I-4 zoning should not extend over the entire property as it could have a more negative impact on adjacent residential properties. The recommended I-2 zoning on the northern portion of the property is more compatible with the adjacent residential uses.
2. I-2, I-3, I-4 and O-1 zoning are consistent with the land uses in place on the site. The recommended condition for the I-2 and I-3 areas will minimize the impact of any new development on residential areas.
3. The site is located to the north of a concrete plant, zoned I-4, which is no longer in use and east of the James White Parkway and downtown. Some of the existing uses on the property do not conform to existing zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The I-2 (Restricted Manufacturing and Warehousing) zoning district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust and glare of each operation is completely confined within an enclosed building. Regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. The I-3 (General Industrial) zoning district is 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 of customers or clients, but usually require good accessibility to major rail, air or street transportation routes. The 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 effects on surrounding property. The O-1 zone, recommended for the historic residence on parcel 2, allows professional offices, as well as R-2 (General Residential) uses.
2. Based on the above general intent, this site is appropriate for I-2, I-3 and I-4 development, as recommended with the condition. The O-1 zoning will be retained for the dwelling on parcel 2.

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. With the recommended amendment to the City of Knoxville One Year Plan, I-2, I-3, I-4 and O-1 zoning would be consistent with the plan.
2. With the recommended amendment to the Central City Sector Plan, I-2, I-3, I-4 and O-1 zoning

would be consistent with the plan.

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 should not lead to future requests for I-4 in the area, except for perhaps on the site of the concrete plant to the south.

Action: Approved

Meeting Date: 7/14/2011

Details of Action:

Summary of Action: I-4 (Heavy Industrial), I-3 (General Industrial) and I-2 (Restricted Manufacturing and Warehousing) subject to one condition (see attached map)

Date of Approval: 7/14/2011

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: 8/9/2011

Date of Legislative Action, Second Reading: 8/23/2011

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: