

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-N-19-RZ
Application Filed: 5/29/2019
Applicant: WES OWEN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Fountain Valley Drive, South of Neal Drive.
Other Parcel Info.: rezoning request is also for part of 3902 Fountain Valley Drive (038 16002)
Tax ID Number: 38 15903 & PART OF 16002 **Jurisdiction:** County
Size of Tract: 16.28 acres
Accessibility: Access is via Fountain Valley Drive, a local street, with a pavement width of 31.2' feet within a right-of-way width of 50' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: IND (Industrial) & OF (Office)
Surrounding Land Use:
Proposed Use: Transportation Warehousing **Density:**
Sector Plan: North County **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area west of Maynardville Pike along Fountain Valley and Neal Drive is a mix of commercial, office and industrial uses.

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

Street: 3900 Fountain Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: I (Industrial)
Previous Requests: none noted
Extension of Zone: Yes, I zoning is adjacent to the property on both the east and west sides.
History of Zoning: None noted.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Staff Recomm. (Full):

Staff recommends approval of the I (Industrial) zoning as an extension of the existing surrounding zoning and since it complies with the North County Sector Plan land use designation of LI (Light Industrial). The area also is within the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.

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. I (Industrial) zoning is consistent with the existing the LI (Light Industrial) designation for this property.
2. The majority of the surrounding development consists of industrial and commercial uses and zoning, and consideration of this zone is compatible with this area.

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

1. I zoning is intended to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. 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. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

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 (Industrial) zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.

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 North County Sector Plan appropriately proposes LI (Light Industrial) uses for the site, consistent with the recommended I zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning does not present any apparent conflicts with any other adopted plans.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 7/11/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE I (Industrial) zoning.

Date of Approval: 7/11/2019

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/26/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: