

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 8-B-10-RZ **Related File Number:**
Application Filed: 6/10/2010 **Date of Revision:**
Applicant: PATRICK M. FULTZ

PROPERTY INFORMATION

General Location: Northeast side Mingle Ave., north of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 94 I E 014 OTHER: PORTION ZONED I-2 OR I-4 **Jurisdiction:** City
Size of Tract: 1.23 acres
Accessibility: Access is via Mingle Ave., a local street with 36' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Parking lot for empty van and flatbed trucks. **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with light to heavy industrial uses under I-2 and I-4 zoning. Residential uses are located to the northwest of the site, zoned R-1A.

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

Street: 1424 Mingle Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) & I-4 (Heavy Industrial)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: Not an extension of I-3, but I-2 is to the north and I-4 is to the south.
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning.

Staff Recomm. (Full):

I-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is appropriate as a transition between the I-4 zoning to the southeast and the I-2 zoning to the north and west.

Comments:

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

1. The proposed I-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. I-3 is appropriate as a transition between the I-4 zoning to the southeast and the I-2 zoning to the north and west. Approval of this request would establish the entire subject parcel under one zoning category.
3. The sector plan proposes light industrial uses for the property. The One Year Plan proposes light and heavy industrial uses. I-3 zoning is consistent with both of those proposals.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The I-3 zone, as described in the zoning ordinance, is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent personal visits of customers and 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 general intent, this site is appropriate for I-3 zoning and development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact on the street system would depend on the type of industrial development proposed.
3. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Light industrial zoning and warehousing uses surround the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial uses for this site, consistent with the proposed I-3 zoning.
2. The One Year Plan proposes light and heavy industrial uses, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 8/12/2010

Details of Action:

Summary of Action:

I-3 (General Industrial)

Date of Approval:

8/12/2010

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: 9/7/2010

Date of Legislative Action, Second Reading: 9/21/2010

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: