

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-H-07-RZ **Related File Number:**
Application Filed: 6/29/2007 **Date of Revision:**
Applicant: FOUNTAIN CITY ENGINEERING CO.

PROPERTY INFORMATION

General Location: East side Texas Ave., north of Western Ave.
Other Parcel Info.:
Tax ID Number: 94 A A 042 **Jurisdiction:** City
Size of Tract: 2.5 acres
Accessibility: Access is via Texas Ave., a two lane, major collector street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale business
Surrounding Land Use:
Proposed Use: Tank storage **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This business site is surrounded by industrial uses that have developed within I-2 and I-3 zones.

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

Street: 2700 Texas Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: Yes
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE I-3 (General Industrial) zoning

Staff Recomm. (Full):

I-3 zoning of this site is consistent with other industrial zoning and uses noted on surrounding property. The surrounding I-2 zoning will continue to separate this site from any residential zoning and development.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land use and zoning pattern.
2. The proposal is a logical extension of I-3 zoning from adjacent property to the north across Texas Ave.
3. A portion of this parcel is proposed to be leased for tank storage of ethanol and diesel fuel. Approval of I-3 zoning is required to allow the tank storage behind the existing business on 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 light industrial uses for the site, consistent with the proposal.
2. The Central City Sector Plan proposes light 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-3 zoning on surrounding properties that are designated for light industrial use.

MPC Action:

Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action:

I-3 (General Industrial)

Date of MPC Approval:

8/9/2007

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:

9/11/2007

Date of Legislative Action, Second Reading: 9/25/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Effective immediately

Date of Legislative Appeal:

Effective Date of Ordinance: