# **CASE SUMMARY APPLICATION TYPE: REZONING**



File Number:	9-H-18-RZ	Related File Numb
Application Filed:	8/7/2018	Date of Revision:
Applicant:	DAMON A. FALCONNIER	

#### PROPERTY INFORMATION

General Location:	North end of Rudy St., north of Dinwiddie St.		
Other Parcel Info .:			
Tax ID Number:	81 H D 008	Jurisdiction:	City
Size of Tract:	1.69 acres		
Accessibility:	Access is via Rudy St., a local street with 26' of pavement width within 45' of right-of-way.		

Number:

## GENERAL LAND USE INFORMATION

Existing Land Use:	Business		
Surrounding Land Use:			
Proposed Use:	Ditch Witch sales a	nd service	Density:
Sector Plan:	Central City	Sector Plan Designation: LI	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The properties on Rudy St., along the west side of I-275, are developed with light industrial and residential uses, under R-1A and I-2 zoning.		

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

3356 Rudy St

Location:

Street:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay) and R-1A (Low Density Residential) / IH-1
Former Zoning:	
Requested Zoning:	I-3 (General Industrial) / IH-1 (Infill Housing Overlay)
Previous Requests:	
Extension of Zone:	No
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:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE I-3 (General Industrial) / IH-1 (Infill Housing Overlay) zoning.
Staff Recomm. (Full):	I-3 is a logical extension of light industrial uses from all sides. It will allow development that is compatible with the surrounding development and zoning pattern. I-3 zoning is consistent with the light industrial proposal on adopted plans for the area.
Comments:	REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):
	<ul> <li>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:</li> <li>1. I-3 is a logical extension of light industrial uses from all sides.</li> <li>2. I-3 zoning is consistent with the light industrial plan designation of the Central City Sector Plan and the Knoxville One Year Plan.</li> <li>3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and I-2 zoning.</li> <li>4. Although I-3 is a slightly more intense zoning district, the site is located along I-275 frontage and is somewhat isolated at the end of a street.</li> </ul>
	<ul> <li>THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:</li> <li>1. The requested I-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from customers or 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.</li> <li>2. Based on the above description, this site is appropriate for general industrial use under I-3 zoning.</li> <li>3. The IH-1 (Infill Housing Overlay) will remain on the property, regardless of the proposed change in the base zoning. Non-residential uses are not subject to the regulations of the IH-1 overlay, so will not impact the development of the subject property.</li> </ul>
	<ul> <li>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:</li> <li>1. The recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.</li> <li>2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.</li> <li>3. Rudy St. is a local street that dead ends at the subject property about 1100 feet north of its intersection with Heiskell Ave. It has 26' of pavement width and 45' of right-of-way, adequate to handle any additional traffic generated by allowing light industrial uses on the site.</li> </ul>
	<ul> <li>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:</li> <li>1. The City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with I-3/IH-1 zoning.</li> <li>2. The Central City Sector Plan proposes light industrial uses for the site, consistent with I-3/IH-1 zoning.</li> <li>3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>4. This recommended I-3/IH-1 zoning does not present any apparent conflicts with any other adopted</li> </ul>

	plans.			
Action:	Approved		Meeting Date:	9/13/2018
Details of Action:				
Summary of Action:	RECOMMEND that zoning.	City Council APPROVE I-3 (General Indu	istrial) / IH-1 (Infill Ho	using Overlay)
Date of Approval:	9/13/2018	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:	10/9/2018	Date of Legislative Action, Second Reading: 10/23/2018	
Ordinance Number:		Other Ordinance Number References:	0-156-2018
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	