

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 4-F-06-PA

**AGENDA ITEM #:** 80

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** **DRS PROPERTIES**  
**OWNER(S):** KENNETH AND CINDY ABELE

**TAX ID NUMBER:** 92 L C 020

**JURISDICTION:** Council District 3

▶ **LOCATION:** **West side Jackson Rd., southwest of Windtree Ln.**

▶ **APPX. SIZE OF TRACT:** **3.6 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via Jackson Rd., a minor collector street with 40' of right of way and 18' of pavement width.

**UTILITIES:**  
**Water Source:** Knoxville Utilities Board  
**Sewer Source:** Knoxville Utilities Board

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MU (Mixed Uses) (MDR,LDR) / R-1 (Single Family Residential)**

▶ **PROPOSED PLAN DESIGNATION:** **LI (Light Industrial)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Office warehouse**

**EXTENSION OF PLAN DESIGNATION:** Yes, extension of LI One Year Plan designation from the south and west.

**HISTORY OF REQUESTS:** The LI plan designation was previously denied for this property two times, in July of 1999 by MPC and in January of 2002 by City Council.

**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
 North: Vacant land / MU (LDR, MDR) / R-1 (Single Family Residential)  
 South: Warehouse & railroad ROW / LI / I-2 (Restricted Manufacturing & Warehousing)  
 East: Jackson Rd. - Vacant land and residences / MU (LDR, MDR) / RP-1 (Planned Residential) @ 1-4 du/ac  
 West: Warehouse / LI / I-3 (General Industrial)

**NEIGHBORHOOD CONTEXT:** The area has been developed with light industrial uses to the south and west under I-2 and I-3 zoning. The land to the north and west is either vacant or developed residentially under R-1 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE LI (Light Industrial) One Year Plan designation.**

Light industrial uses are consistent with the sector plan designation for the property and is a logical extension of the LI designation and industrial land uses and zoning to the south and west.

## COMMENTS:

The request is consistent with the Northwest County Sector Plan proposal for light industrial uses at this location. In January of 2002, MPC staff had recommended approval of LI and I-1 zoning. The applicant had requested I-3 zoning. The LI designation and I-2 zoning was approved by MPC on January 10, 2002, after hearing from both the applicant and neighborhood opposition to the request. Staff's position regarding the LI plan designation for this site has not changed. The only zoning change that has occurred since January, 2002, in the area was on the property to the east, across Jackson Rd., which was rezoned from R-1 to RP-1 @ 1-4 du/ac in 2004.

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Light industrial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Light industrial uses for this site would be an extension of the plan designation, zoning and land uses from the south and west.
3. Light industrial uses are consistent with the sector plan proposal for the site.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend on what type of development is proposed.
3. The recommended LI designation is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Approval of the recommended LI plan designation will allow the applicant to request C-6, PC-2, I-1, I-2, I-3 or BP-1 zoning for this site in the future, consistent with the One Year Plan.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes light industrial uses for this site, consistent with this proposal.
2. The site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future plan amendment and rezoning requests for light industrial in the area. However, the sector plan and One Year Plan do not support further extension of non-residential uses to the north and east of this site.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

