



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

▶ **FILE #:** 2-L-06-RZ
2-B-06-SP

AGENDA ITEM #: 62
AGENDA DATE: 2/9/2006

▶ **APPLICANT:** MARK MUNDAY
OWNER(S): JAMES & RUTH BURKHART

TAX ID NUMBER: 97 033
JURISDICTION: Commission District 8

▶ **LOCATION:** Northwest side Asbury Rd., southwest of E. Gov. John Sevier Hwy
▶ **TRACT INFORMATION:** 4.68 acres.
SECTOR PLAN: East County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Asbury Rd. a local street with 26' of pavement within a 50' right-of-way
UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / A (Agricultural)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I (Industrial)
▶ **EXISTING LAND USE:** Vacant land
▶ **PROPOSED USE:** Metal building and fenced storage yard
EXTENSION OF PLAN DESIGNATION/ZONING: Yes
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Businesses / LI/I Industrial
South: Residence and vacant land / LDR/A Agricultural
East: Vacant commercial building / LI/CA Commercial
West: Church /LI/A Agricultural
NEIGHBORHOOD CONTEXT: This vacant site is surrounded by business and residential uses that have occurred under I, CA and A zones. The more recent development has been for industrial and commercial uses.

STAFF RECOMMENDATION:

▶ **DENY HI (Heavy Industrial) designation**

The I Industrial zone may be approved for LI designated areas without designating this site HI. An HI designation would allow consideration of more intensive industrial uses permitted through use on review consideration within the I zone. The surrounding properties are all designated for LI uses.

► **APPROVE I (Industrial) zoning**

Industrial zoning of this site is consistent with other nonresidential zoning and development found to the north and east of the site

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed building and fenced storage use, as well as other uses permitted under I zoning, will be compatible with the scale and intensity of the surrounding business uses and industrial zoning pattern.
2. There is I and CA zoning located in the surrounding area where various types of light industrial, retail and wholesale commercial businesses are located.

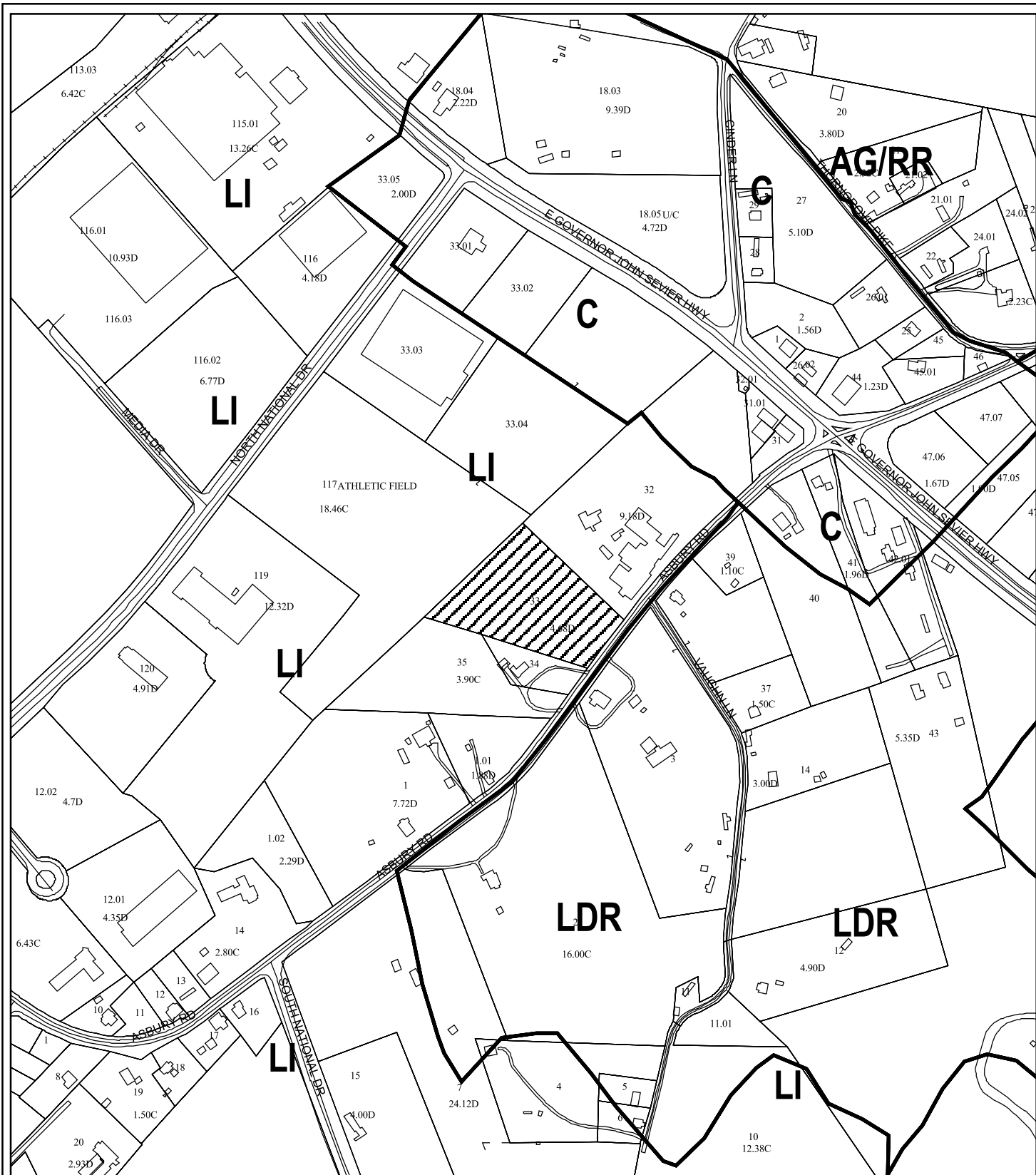
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located just southwest of the Gov. John Sevier Highway/ Asbury Rd intersection, which should minimize the impact on streets.
3. The effect on adjacent properties will be minimal. Industrial and commercial businesses are already located to the north and east and Asbury United Methodist Church is adjacent to the west side of the site. Asbury United Methodist Church is a one-story Gothic Revival building listed on the National Register of Historic Places in 1997. It sits on a hilltop with a commanding view of the surrounding properties. Adjacent industrial development could negatively impact the setting of this historic church. The setback requirements of the Light Industrial zone will help to maintain the building's historic integrity.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes LI Industrial uses for the subject property and all the other property along the northwest side of Asbury Rd.
3. There may be additional requests for I zoning in this area, as the surrounding parcels are more intensely developed with industrial business.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-B-06-SP/2-L-06-RZ
SECTOR PLAN AMENDMENT
EAST COUNTY SECTOR PLAN AMENDMENT**



From: LI (Light Industrial)

To: HI (Heavy Industrial)

Original Print Date: 01/25/06 Revised:

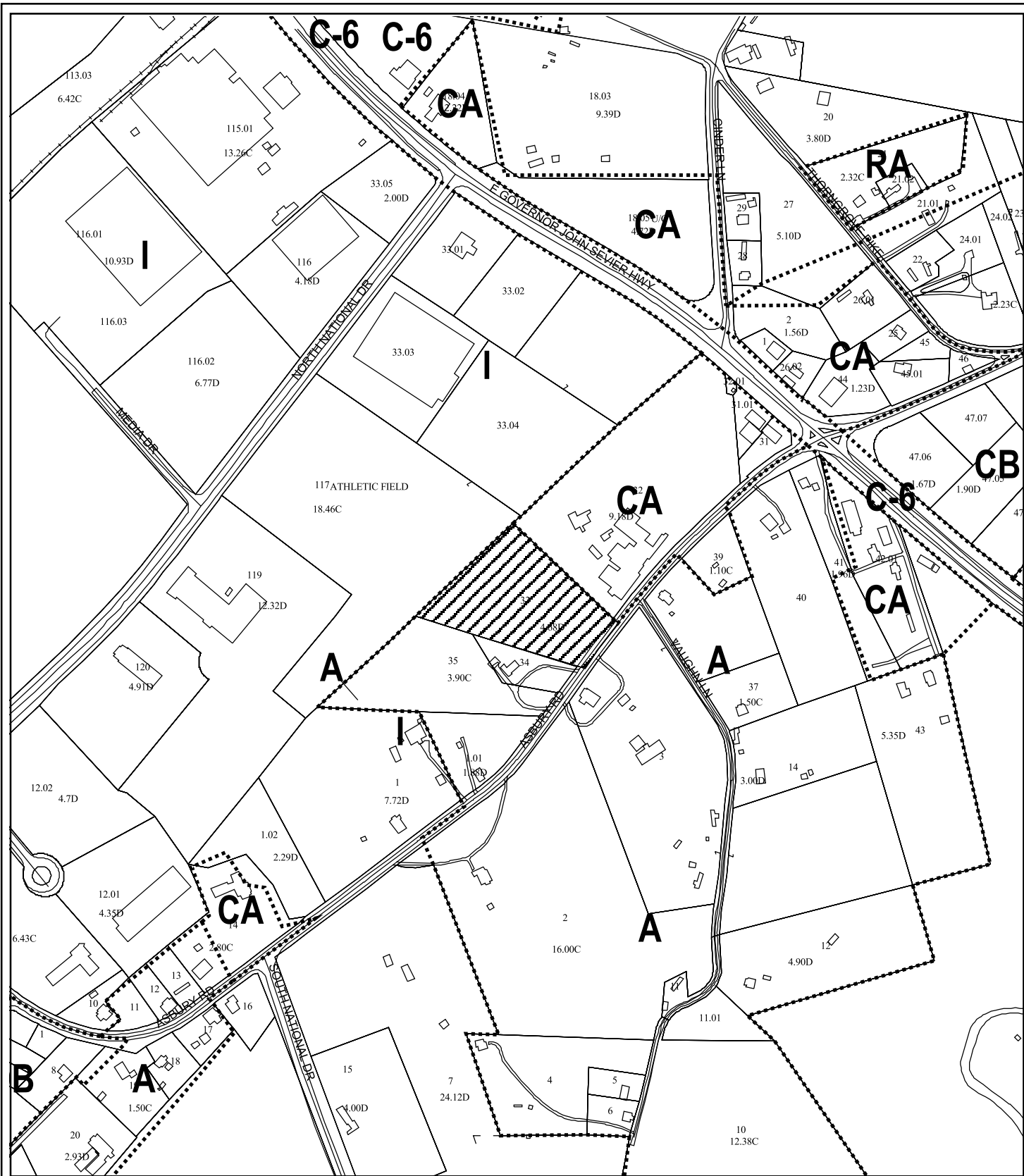
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mark Munday

Map No: 97

Jurisdiction: County





**2-L-06-RZ
REZONING**

Petitioner: Mark Munday

Map No: 97

Jurisdiction: County



From: A (Agricultural)
To: I (Industrial)

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902