

▶ **FILE #:** 6-T-06-RZ

AGENDA ITEM #: 82

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** DRS PROPERTIES

OWNER(S): ABELE KENNETH D & CINDY

TAX ID NUMBER: 92 L C 020

JURISDICTION: City 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 ZONING:** R-1 (Single Family Residential)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office warehouses or office condominiums

EXTENSION OF ZONE: No

HISTORY OF ZONING: MPC approved the LI One Year Plan designation on 4/13/06 (4-F-06-PA), but it is still pending Council approval. 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 ZONING: North: Vacant land / R-1 (Single Family Residential)
 South: Warehouse and railroad ROW / I-2 (Restricted Manufacturing & Warehousing)
 East: Jackson Rd. - Vacant land and residences / RP-1 (Planned Residential) @ 1-4 du/ac
 West: Warehouse / 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 I-1 (Planned Industrial Park) zoning. (Applicant requested C-6.)**

I-1 zoning will give the applicant reasonable use of the property and will allow for MPC public review of a site plan to minimize the impact on adjacent residential uses and zoning.

COMMENTS:

MPC approved a One Year Plan amendment for this property to LI (Light Industrial) on 4/13/06. This designation allows consideration of C-6, PC-2, I-1, I-2, I-3 or BP-1, consistent with the One Year Plan. The proposal is also consistent with the Northwest County Sector Plan proposal for light industrial uses at this location. In January of 2002, MPC staff recommended approval of LI and I-1 zoning. The applicant had

requested I-3 zoning. The requests for the LI designation and I-2 zoning were approved by MPC on January 10, 2002, after hearing from both the applicant and neighborhood opposition to the request, but were subsequently denied by City Council. In July of 1999, staff had also recommended approval of LI and I-1 zoning. The applicant had requested I-3 zoning. The requests for the LI designation and for I-3 zoning on this property were both denied by MPC on July 8, 1999. Staff's position regarding the I-1 zoning 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. I-1 is the most appropriate zoning for this site because it is intended for locations between light industrial and residential uses. A use on review development plan will have to be approved by MPC prior to any development of the site.
2. I-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. Industrial park uses for this site would be an extension of the zoning and land uses from the south and west.
4. I-1 zoning is consistent with the sector plan and pending One Year Plan designations for the site.
5. The required building setbacks of the I-1 zoning district are very similar to C-6, but the I-1 zoning restricts outdoor uses and excludes retail uses, which could negatively impact adjacent residential areas.

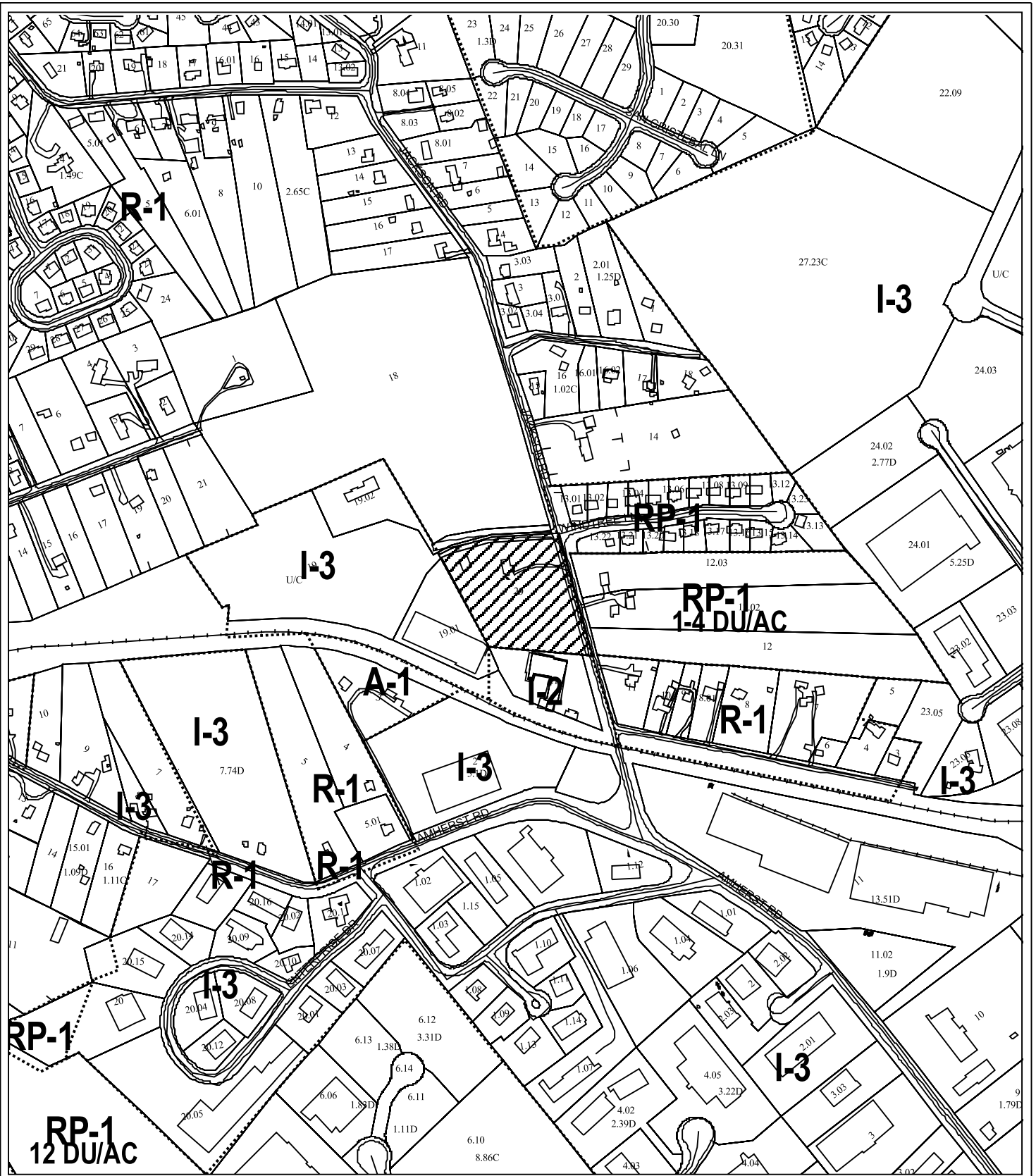
THE EFFECTS OF THE PROPOSAL

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. I-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. I-1 zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and City Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns. The I-1 zone requires use on review approval of a site plan, which includes a public hearing. The requested C-6 zone requires administrative site plan review, but does not include a public hearing.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes light industrial uses for this site, consistent with this proposal. MPC has approved a light industrial One Year Plan designation, but that amendment is pending approval from City Council.
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 7/5/2006 and 8/1/2006. 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.



**6-T-06-RZ
REZONING**

Petitioner: DRS Properties

Map No: 92

Jurisdiction: City



From: R-1 (Single Family Residential)

To: C-6 (General Commercial Park)

Original Print Date: 05/24/06

Revised:

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

0 500'

