

▶ **FILE #:** 4-N-07-RZ

AGENDA ITEM #: 84

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** RICHARD ALLEN MERRITT

OWNER(S): SAME

TAX ID NUMBER: 81 G E 001

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side Heiskell Ave., southwest of N. Central St.

▶ **APPX. SIZE OF TRACT:** 0.64 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Heiskell Ave., a major collector street with a two and three lane section in this area within a 70' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

▶ **ZONING REQUESTED:** I-3 (General Industrial)

▶ **EXISTING LAND USE:** Vacant building

▶ **PROPOSED USE:** Wholesale Petroleum Products

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Heiskell Ave., and warehouse I-3 Industrial

South: Wholesale business / I-2 Industrial

East: Businesses / I-2 Industrial

West: Railroad right-of-way / I-2 and I-4 industrial

NEIGHBORHOOD CONTEXT: This developed site is within the a general commercial and industrial area that has developed under I-2, I-3 and C-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE I-3 (General Industrial) zoning**

I-3 zoning is consistent with surrounding industrial zoning and development. The sector plan and One Year Plan both support light industrial use of this site as permitted under I-3 zoning

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The I-3 zoning proposal is compatible with the scale and intensity of the surrounding industrial land uses and zoning pattern.
2. Industrial zoning and development surrounds the subject property.
3. The surrounding land uses and location adjacent to railroad right of way and a major collector street make the site appropriate for I-3 industrial uses.

THE EFFECTS OF THE PROPOSAL

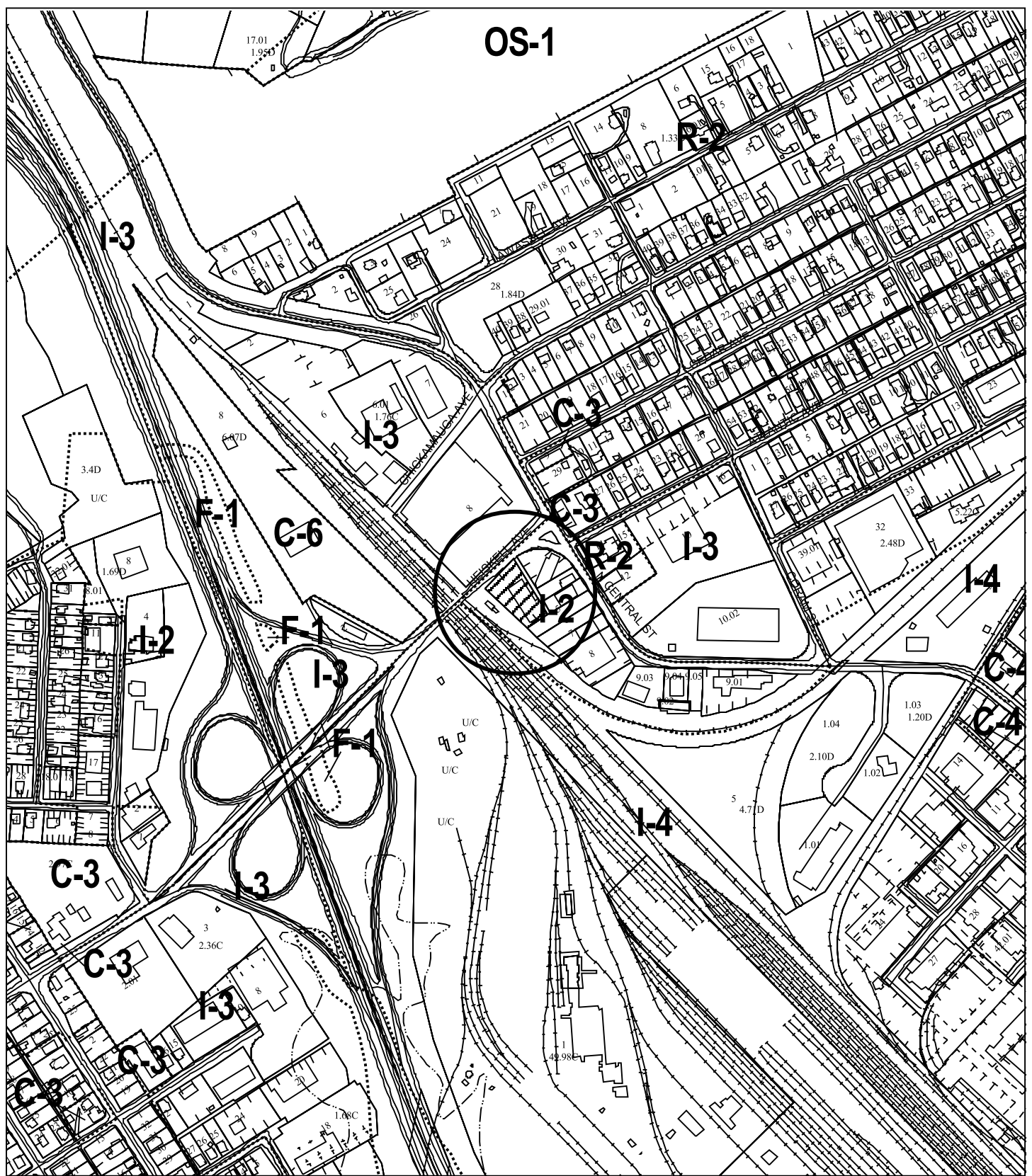
1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. Heiskell Ave. and Central Avenue Pike have adequate capacity to handle any additional traffic which may be generated by more intensive industrial use of this property.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with this proposal.
2. The Central City Sector Plan proposes light industrial uses for the site.
3. This request should not necessarily generate similar future requests in this area.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2007 and 5/22/2007. 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.

OS-1



4-N-07-RZ
REZONING

Petitioner: Richard Allen Merritt

Map No: 81

Jurisdiction: City



From: I-2 (Restricted Manufacturing and Warehousing)

To: I-3 (General Industrial)

Original Print Date: 03/20/07 Revised:

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

0 500'

