

▶ **FILE #:** 8-H-07-RZ

**AGENDA ITEM #:** 58

**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** FOUNTAIN CITY ENGINEERING CO.

OWNER(S): FIN CITY ENGINEERING % R B M

TAX ID NUMBER: 94 A A 042

JURISDICTION: City Council District 5

▶ **LOCATION:** East side Texas Ave., north of Western Ave.

▶ **APPX. SIZE OF TRACT:** 2.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Texas Ave., a two lane, major collector street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** Wholesale business

▶ **PROPOSED USE:** Tank storage

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / I-2 and I-3 Industrial

South: Business I-2 Industrial

East: Businesses / I-2 Industrial

West: Texas Ave., and businesses /I-3 Industrial

NEIGHBORHOOD CONTEXT: This business site is surrounded by industrial uses that have developed within I-2 and I-3 zones.

**STAFF RECOMMENDATION:**

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

I-3 zoning of this site is consistent with other industrial zoning and uses noted on surrounding property. The surrounding I-2 zoning will continue to separate this site from any residential zoning and development.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land use and zoning pattern.
2. The proposal is a logical extension of I-3 zoning from adjacent property to the north across Texas Ave.
3. A portion of this parcel is proposed to be leased for tank storage of ethanol and diesel fuel. Approval of I-3 zoning is required to allow the tank storage behind the existing business on the parcel.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

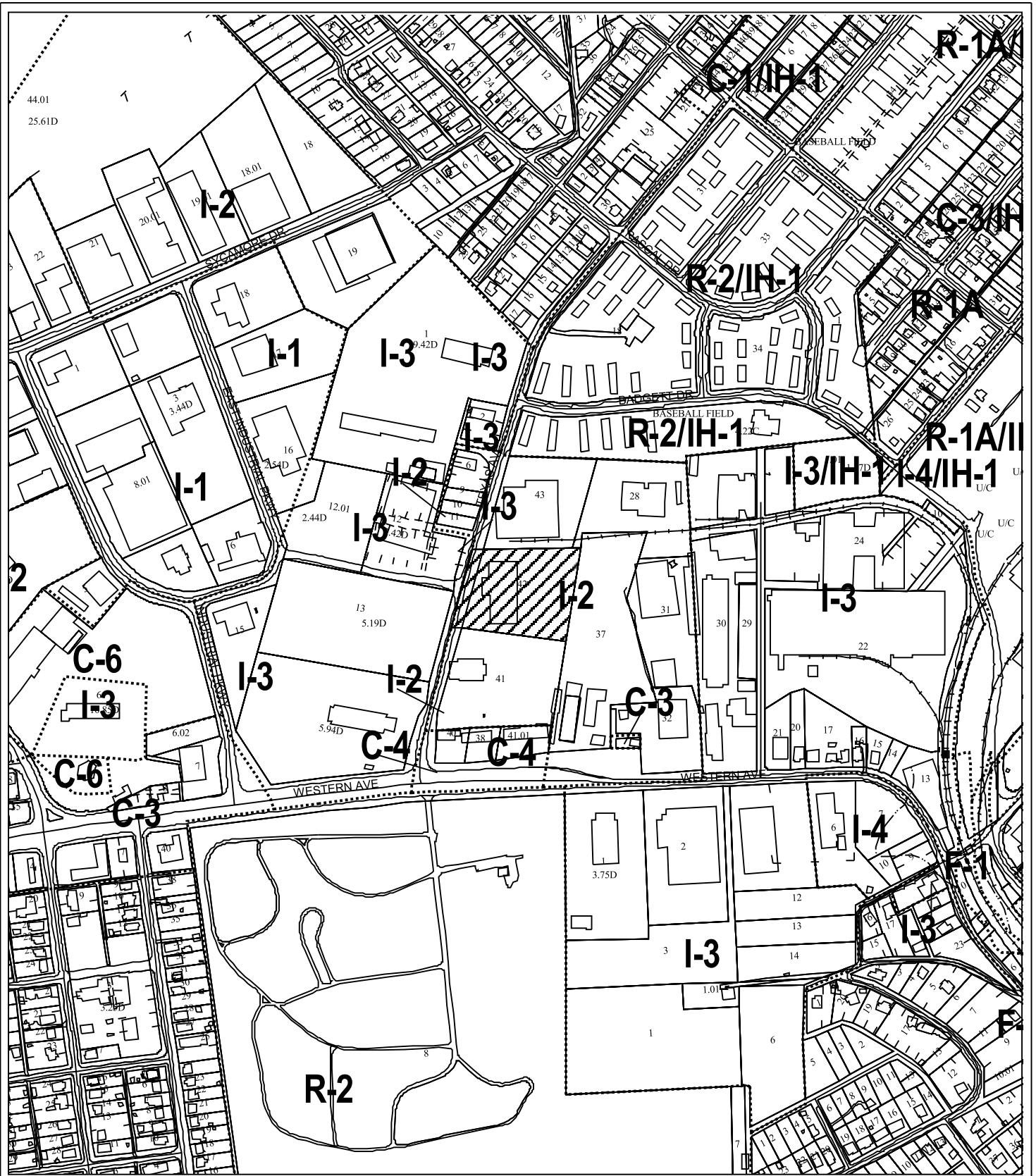
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for the site, consistent with the proposal.
2. The Central City Sector Plan proposes light industrial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for I-3 zoning on surrounding properties that are designated for light industrial use.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2007 and 9/25/2007. 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.



**8-H-07-RZ  
REZONING**



From: I-2 (Restricted Manufacturing and Warehousing)  
To: I-3 (General Industrial)

Original Print Date: 07/26/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Fountain City Engineering Co.

Map No: 94

Jurisdiction: City

