

▶ **FILE #:** 2-A-07-RZ

AGENDA ITEM #: 64

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** JANICE HINES
 OWNER(S): HINES GARY L & JANICE Y

TAX ID NUMBER: 122 E D 008-011

JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side Maryville Pike, northeast of Young Ave.

▶ **APPX. SIZE OF TRACT:** 1.35 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Maryville Pike, a two lane minor arterial street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

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

▶ **ZONING REQUESTED:** I-4 (Heavy Industrial)

▶ **EXISTING LAND USE:** Fencing and soil company

▶ **PROPOSED USE:** Fencing and soil company

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area was rezoned to I-4 in 2006. (7-C-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Business / HI/I-3 General Industrial

South: Businesses / I-3 and i-4 Industrial

East: businesses /I-4 Heavy Industrial

West: Railroad right-of-way / I-3 General Industrial

NEIGHBORHOOD CONTEXT: This site is in a general industrial area of various types of businesses that have developed under I-3 and I-4 zones.

STAFF RECOMMENDATION:

▶ **APPROVE I-4 (Heavy Industrial) zoning**

I-4 zoning is consistent with other industrial zoning and uses found in the area and will permit the continued use of the property by the soils storage and sales business. The sector plan and One Year Plan propose Heavy Industrial uses for the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of I-4 zoning across Maryville Pike from the southeast.
3. The applicant has been cited by the Knoxville Codes Department as violating the I-3 zoning with the operation of the current business on the property. An I-4 zoning of this parcel will allow the applicant to maintain the existing soil processing and sales business on the property.

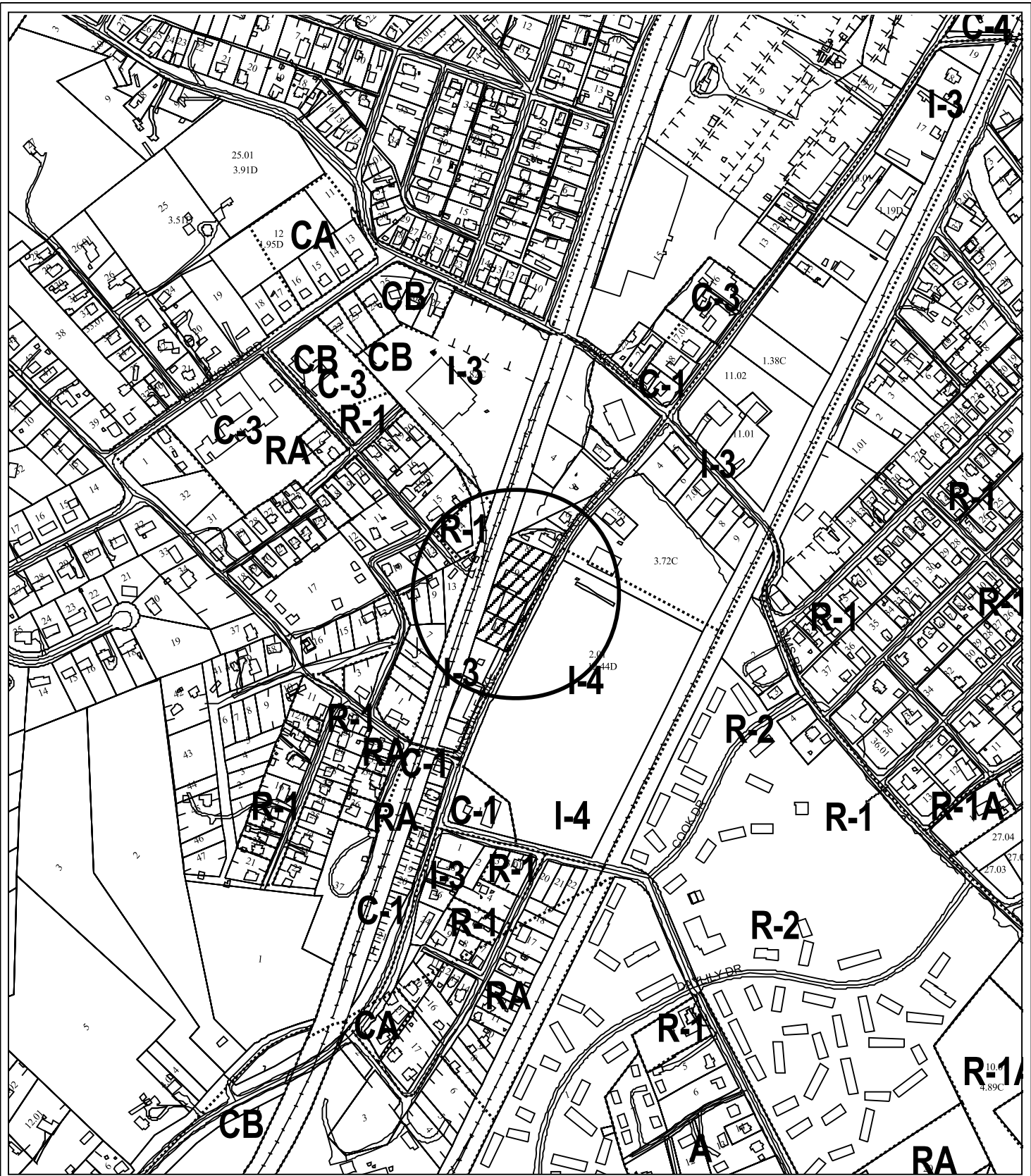
THE EFFECTS OF THE PROPOSAL

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 heavy industrial uses for the site, consistent with the proposal.
2. The South City Sector Plan proposes heavy 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-4 zoning on surrounding properties that are designated for heavy industrial use.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. 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.



**2-A-07-RZ
REZONING**

Petitioner: Janice Hines

Map No: 122

Jurisdiction: City



From: I-3 (General Industrial)

To: I-4 (Heavy Industrial)

Original Print Date: 01/22/07 Revised:

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