



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

▶ **FILE #:** 10-E-07-RZ
10-D-07-PA

AGENDA ITEM #: 62
AGENDA DATE: 10/11/2007

▶ **APPLICANT:** DAVID F. AND LEA ANN POOL
OWNER(S): POOL DAVID F & LEA ANN

TAX ID NUMBER: 106 C C 016
JURISDICTION: Council District 3

▶ **LOCATION:** Southwest side Amherst Rd., southeast of Seaver Dr.

▶ **TRACT INFORMATION:** 1.11 acres.

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Amherst Rd., a major collector street with 20' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-3 (General Industrial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use permitted in the I-3 zoning district

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LI designation from the south and I-3 zoning from the south and east.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Amherst Rd. - Dwelling / LDR / R-1 (Low Density Residential)
South: Warehousing and light industrial use / LI / I-3 (General Industrial)
East: Piping company / LI / I-3 (General Industrial)
West: Dwelling / LDR / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential and light industrial uses, under A-1, R-1, R-1A, RP-1 and I-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE LI (Light Industrial) One Year Plan designation.**

LI is a logical extension of the plan designation from the south.

► **APPROVE I-3 (General Industrial) zoning.**

I-3 is a logical extension of zoning and use from the east and is compatible with surrounding development and zoning.

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 the LI plan designation and the I-3 zoning from the south and east.
3. The site is bordered on the east by a piping company, zoned I-3. There is a large industrial park to the southeast, also zoned I-3.

THE EFFECTS OF THE PROPOSAL

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

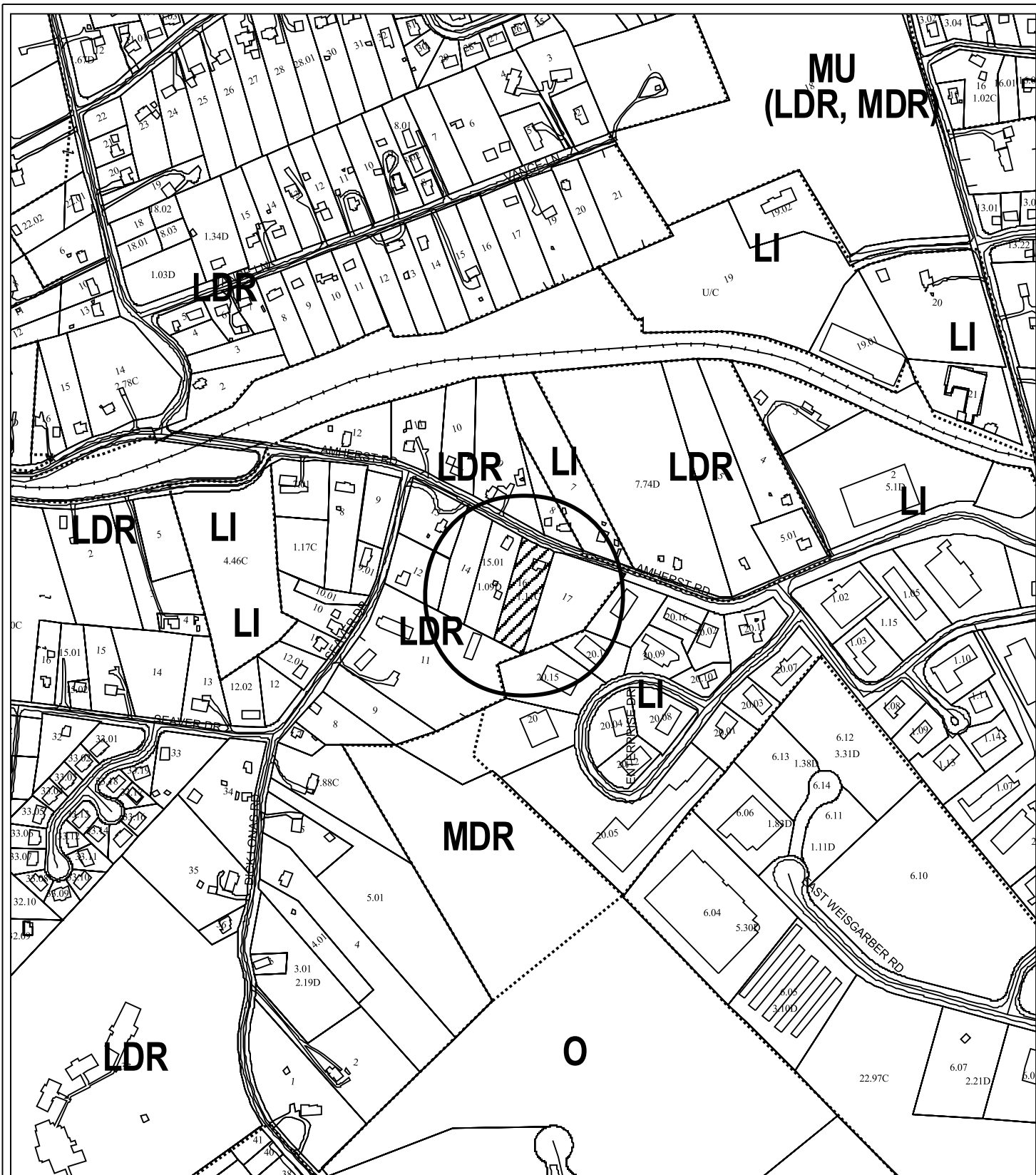
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the requested amendment to LI for this site, the requested I-3 zoning is consistent with the City of Knoxville One Year Plan. The adjacent property to the east is developed with a piping company, zoned I-3, but is still designated LDR on the plan. As part of the One Year Plan Update for 2008, staff will recommend that the plan designation for parcel 17 to the east be changed to LI, to be consistent with the zoning.
2. The proposal is a logical extension of the Northwest County Sector Plan's proposed light industrial uses to the east of the site.
3. This request may lead to future requests for light industrial plan designations and zoning on surrounding properties. There are numerous properties in the area, that are located amongst residential properties, that are zoned for light industrial uses.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2007 and 11/20/2007. 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.

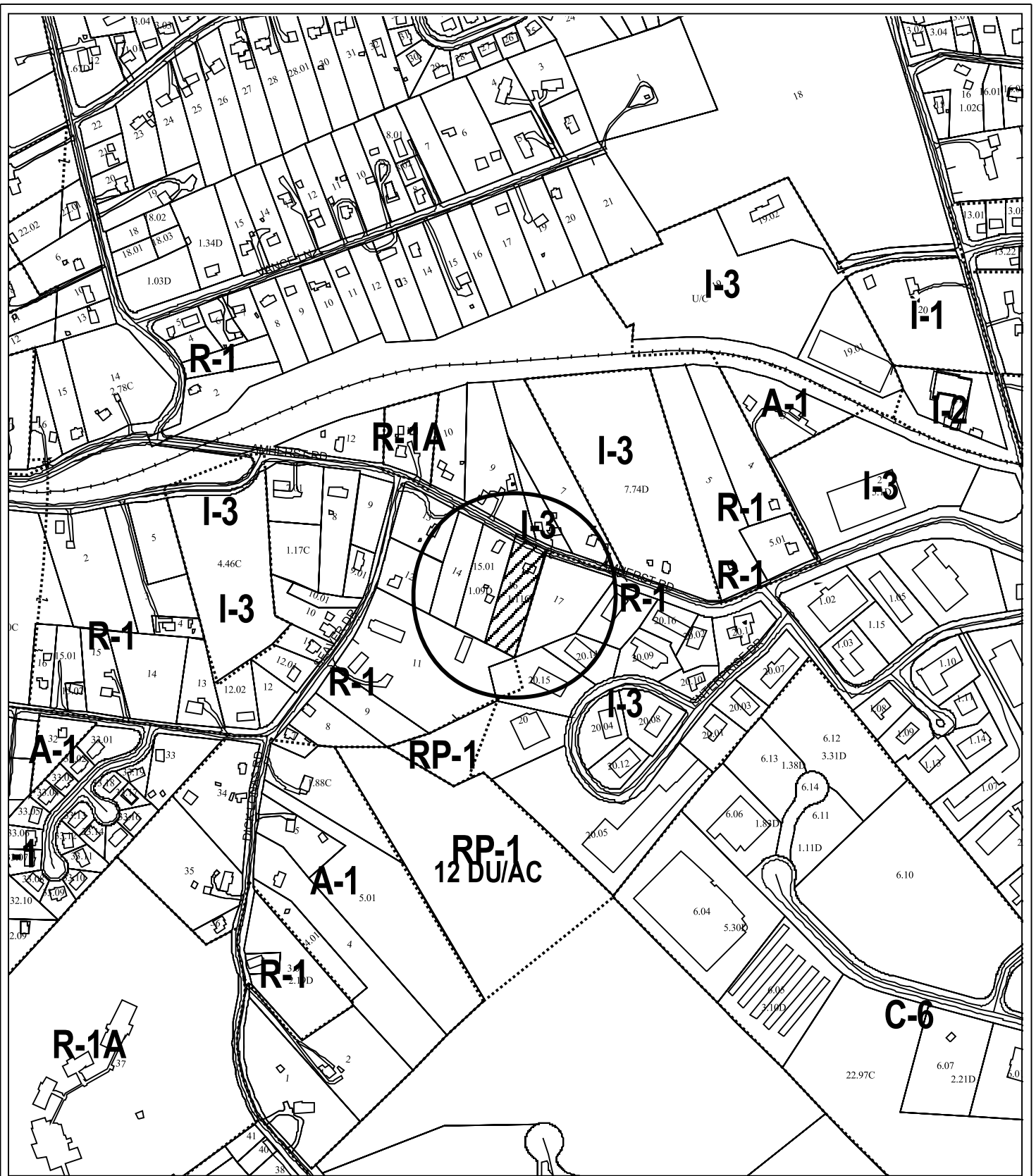


10-D-07-PA/10-E-07-RZ
 PLAN AMENDMENT

Petitioner: David F. and Lea Ann Pool
 Map No: 106
 Jurisdiction: City

 From: LDR (Low Density Residential)
 To: LI (Light Industrial)
 Original Print Date: 09/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-E-07-RZ
REZONING**

Petitioner: David F. and Lea Ann Pool

Map No: 106

Jurisdiction: City



From: R-1 (Low Density Residential)

To: I-3 (General Industrial)

Original Print Date: 09/25/07 Revised:

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

