

▶ **FILE #:** 10-H-07-RZ

**AGENDA ITEM #:** 65

**AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** JARED CORBY (SAMUEL J. FURROW)  
 OWNER(S): FURROW SAMUEL J % PILOT CORP TAX DEPT

TAX ID NUMBER: 82 B D 011

JURISDICTION: City Council District 4

▶ **LOCATION:** Northeast side N. Cherry St., southeast side Cecil Ave.

▶ **APPX. SIZE OF TRACT:** 2.86 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Cecil Ave., a minor arterial street with 28' of pavement width within 60' of right of way, or N. Cherry St., a 3 lane minor arterial street with 45' of pavement width within 65' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

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

▶ **EXISTING LAND USE:** Vacant commercial building and vacant land

▶ **PROPOSED USE:** Warehousing

EXTENSION OF ZONE: Yes, I-3 zoning is located to the southeast

HISTORY OF ZONING: One Year Plan was amended to LI and property was rezoned to I-3 with conditions in 2006 (10-J-06-PA/10-B-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Cecil Ave. - Business and dwellings / C-1 (Neighborhood Commercial) and R-1A (Low Density Residential)

South: Warehouses / I-3 (General Industrial)

East: Gale St. - Dwellings / R-2 (General Residential)

West: N. Cherry St. - Vacant lots / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: The properties on the north side of Cecil Ave. are primarily developed with residential uses under R-1, R-1A and R-2 zoning, with the exception of a tire sales and market/deli business to the northwest, zoned C-4. On the south side of Cecil Ave. are commercial and industrial uses, zoned C-3, C-4 and I-3.

**STAFF RECOMMENDATION:**

▶ **APPROVE I-3 (General Industrial) zoning, subject to 2 conditions:**

I-3 is a logical extension of zoning from the southeast and is compatible with surrounding development and zoning. With the conditions below, the impact on residential uses to the northwest should be minimized.

1. No vehicular access to the parking areas will be allowed from Cecil Ave. or Gale St. This does not include any easements for access to detention basins, which may be required.
2. The number and types of plantings within the proposed setback areas along Cecil Ave. and Gale St. shall

be consistent with the attached landscaping plan, as provided by the applicant.

**COMMENTS:**

This site was approved for a One Year Plan amendment to LI and rezoning to I-3 with conditions in 2006 (10-J-06-PA/10-B-06-RZ). When development plans were submitted for review and approval to the Knoxville Department of Engineering, it was determined that condition number 2, which required that the 35 foot setback area adjacent to Cecil Ave. remain undisturbed, was not being met. Detention ponds were being proposed in that area, which would include substantial disturbance in this area. The MPC staff report from 2006, including the original conditions, is attached. The applicant has submitted the attached landscaping plan, which meets the original intent of the conditions, and is acceptable to staff.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Light industrial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The requested I-3 zoning will allow this site to be incorporated with the large I-3 zoned property to the southeast for development.
3. With the revised conditions included, the impact on residential uses to the northwest should be minimized by providing a landscape buffer along the northwest property line of the site, where the industrial use will face residential uses. These revised conditions meet the same intended purpose as was originally intended.

**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 and a minimal impact on the street system.
3. The recommended I-3 zoning with conditions is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

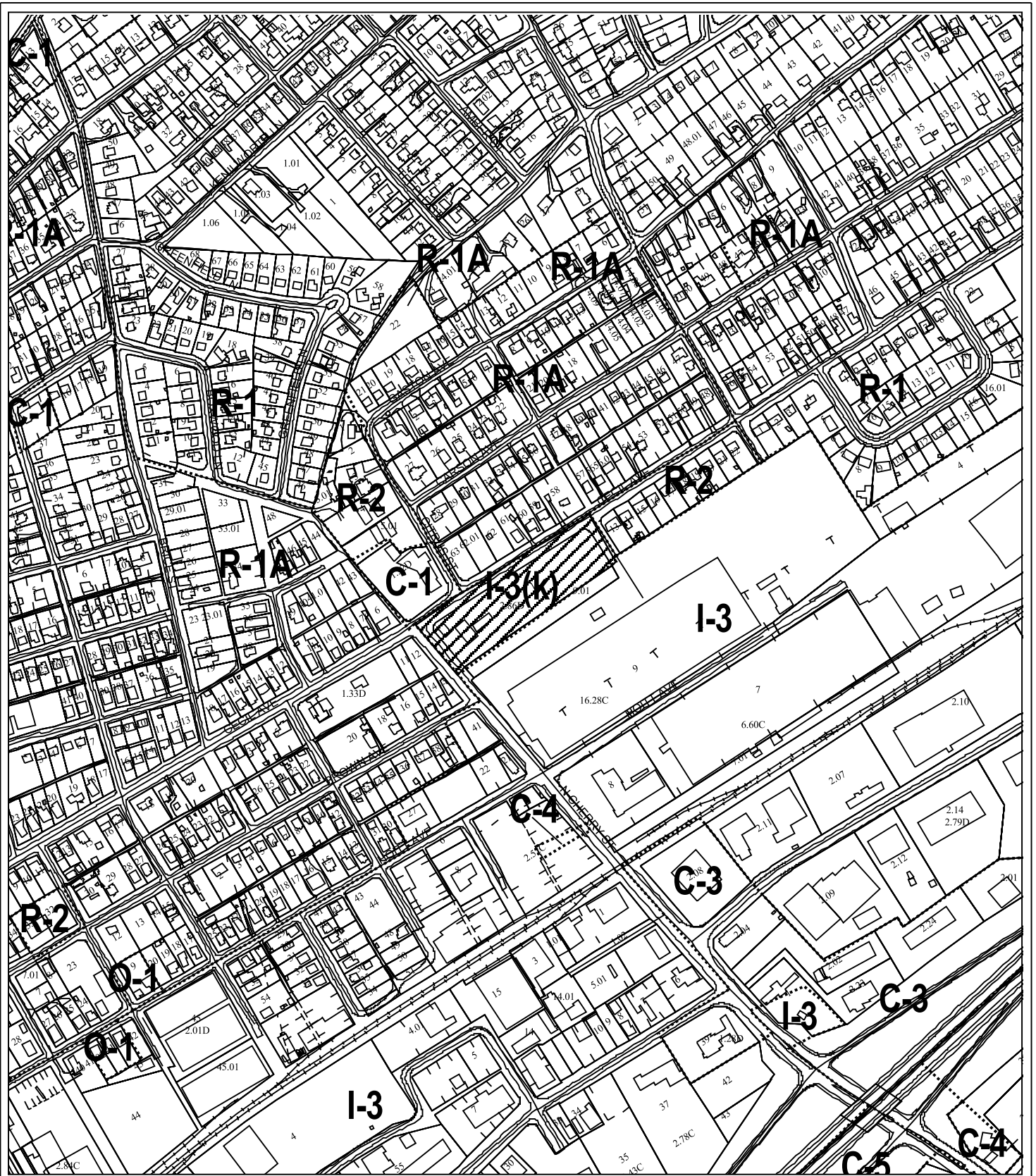
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. I-3 zoning is consistent with the City of Knoxville One Year Plan, which proposes light industrial uses for this site.
2. The East City Sector Plan proposes commercial uses for this site, which was consistent with the previous C-3 zoning of the site.
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 only support light industrial uses to the south of this site.

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-H-07-RZ  
REZONING**

Petitioner: Jared Corby (Samuel J. Furrow)

Map No: 82

Jurisdiction: City



From: I-3 (General Industrial) with conditions

To: I-3 (General Industrial) with revised conditions

Original Print Date: 09/25/07

Revised:

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

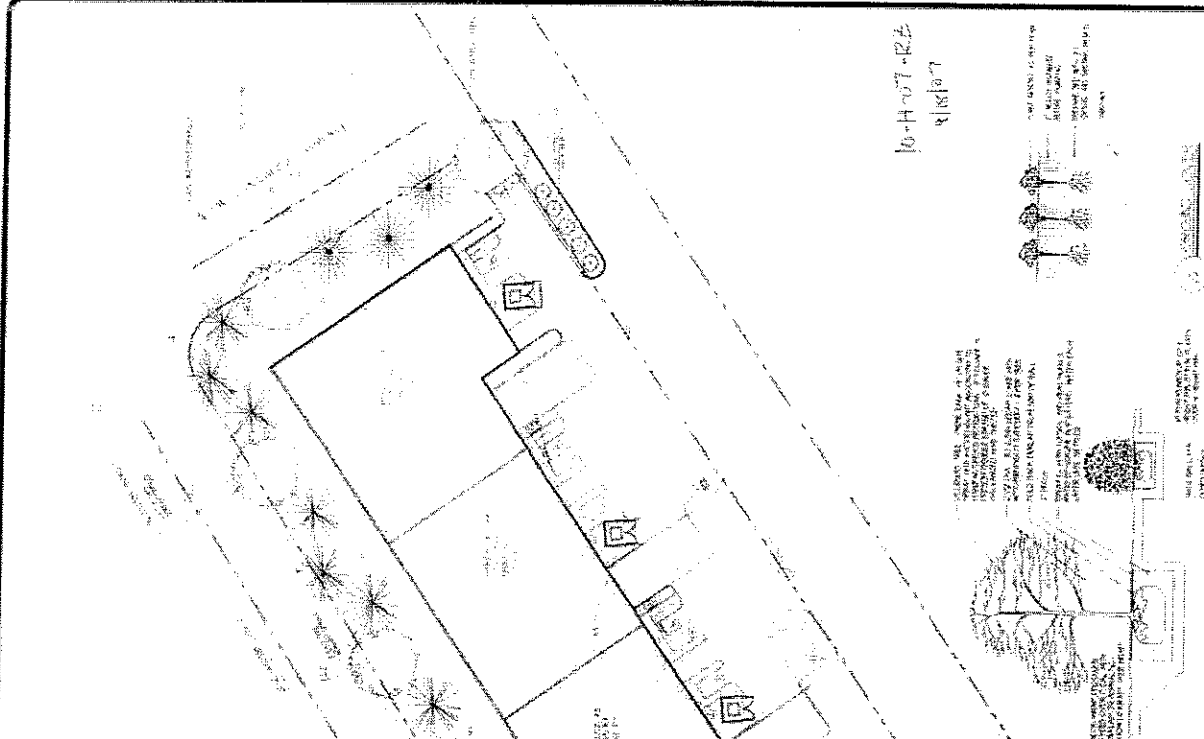
DATE: 10/18/07  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

FOR THE DESIGNER AND ARCHITECT:  
 480 PERSON WAREHOUSE  
 2000 W. 10TH AVENUE  
 DENVER, CO 80202

# SAM FURROW WAREHOUSE

CHERRY CREEK  
 2000 W. 10TH AVENUE  
 DENVER, CO 80202

10-18-07  
 10-H-07-RE  
 10/18/07



**PLANT LIST**

PLANT NAME	QUANTITY	PLANT SPECIES	PLANT SIZE	PLANT TYPE	PLANT CODE	PLANT NOTES
SPRING BURNING BUSH	10	SAURURUS CUCULIARIS	10' H	SHRUB	10SB	PLANTING IN 10' X 10' SPACES
RED TWIG DOGWOOD	10	COENOSCYMUS RUFESCENS	10' H	SHRUB	10SD	PLANTING IN 10' X 10' SPACES
SMOKE TREE	10	MORUS ALBA	10' H	SHRUB	10SM	PLANTING IN 10' X 10' SPACES
DOGWOOD	10	CORNUS FLORIDA	10' H	SHRUB	10DO	PLANTING IN 10' X 10' SPACES
HYDRANGEA	10	HYDRANGEA PINK	10' H	SHRUB	10HY	PLANTING IN 10' X 10' SPACES
SPRING BURNING BUSH	10	SAURURUS CUCULIARIS	10' H	SHRUB	10SB	PLANTING IN 10' X 10' SPACES
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HYDRANGEA	10	HYDRANGEA PINK	10' H	SHRUB	10HY	PLANTING IN 10' X 10' SPACES

**NOTES:**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
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9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.

1 LANDSCAPE PLAN  
 10/18/07

# Original Report



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

▶ **FILE #:** 10-J-06-PA **AGENDA ITEM #:** 73  
10-B-06-RZ **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** SAMUEL J. FURROW  
**OWNER(S):** FURROW SAMUEL J % PILOT CORP TAX DEPT

**TAX ID NUMBER:** 82 B D 011, 011.01  
**JURISDICTION:** Council District 4

▶ **LOCATION:** Southeast side Cecil Ave., northeast side N. Cherry St.

▶ **TRACT INFORMATION:** 2.82 acres.

**SECTOR PLAN:** East City

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

**ACCESSIBILITY:** Access is via Cecil Ave., a minor arterial street with 28' of pavement width within 60' of right of way, or N. Cherry St., a 3 lane minor arterial street with 45' of pavement width within 65' of right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial) and C-4 (Highway & Arterial Commercial)

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

▶ **EXISTING LAND USE:** Vacant land and empty gas station

▶ **PROPOSED USE:** Warehousing

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

**HISTORY OF ZONING REQUESTS:** None noted for this site

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:**  
North: Cecil Ave. - Business and dwellings / GC, LDR / C-4 (Highway & Arterial Commercial) and R-1A (Low Density Residential)  
South: Warehousing / LI / I-3 (General Industrial)  
East: Dwellings / LDR / R-2 (General Residential)  
West: N. Cherry St. - Vacant lots / LDR / R-1A (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** The properties on the north side of Cecil Ave. are primarily developed with residential uses under R-1, R-1A and R-2 zoning, with the exception of a tire sales and market/deli business to the northwest, zoned C-4. On the south side of Cecil Ave. are commercial and industrial uses, zoned C-3, C-4 and I-3.

### STAFF RECOMMENDATION:

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

LI is a logical extension of the plan designation from the southeast and is compatible with surrounding development and zoning.

# Original Report

► **APPROVE I-3 (General Industrial) zoning, subject to 2 conditions pertaining to parcel 11 only:**

1. No access for delivery trucks will be allowed from Cecil Ave. This does not include passenger vehicles for employees or customers.
2. There shall be no variances from the required 35 foot building setback from the edge of the Cecil Ave. right of way. Parking shall also be set back 35 feet from the edge of right of way of Cecil Ave. This 35 foot setback area shall remain undisturbed and the existing evergreen vegetation within the area shall be preserved. The setback area shall be supplemented with additional plantings to achieve a Type 'C' landscape screen (Alternative 1) along the entire northwest property line of parcel 11. (See the attached aerial photo and landscape screening design guidelines for further detail.)

I-3 is a logical extension of zoning from the southeast and is compatible with surrounding development and zoning. With the above conditions, the impact on residential uses to the northwest should be minimized.

## **COMMENTS:**

### **NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Light industrial uses are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. LI and I-3 are extensions of the industrial uses and zoning from the southeast.
3. The requested I-3 zoning will allow this site to be incorporated with the large I-3 zoned property to the southeast for development.
4. With the conditions included, the impact on residential uses to the northwest should be minimized by providing a landscape buffer along the northwest property line of the site, where the industrial use will face residential uses.

### **THE EFFECTS OF THE PROPOSAL**

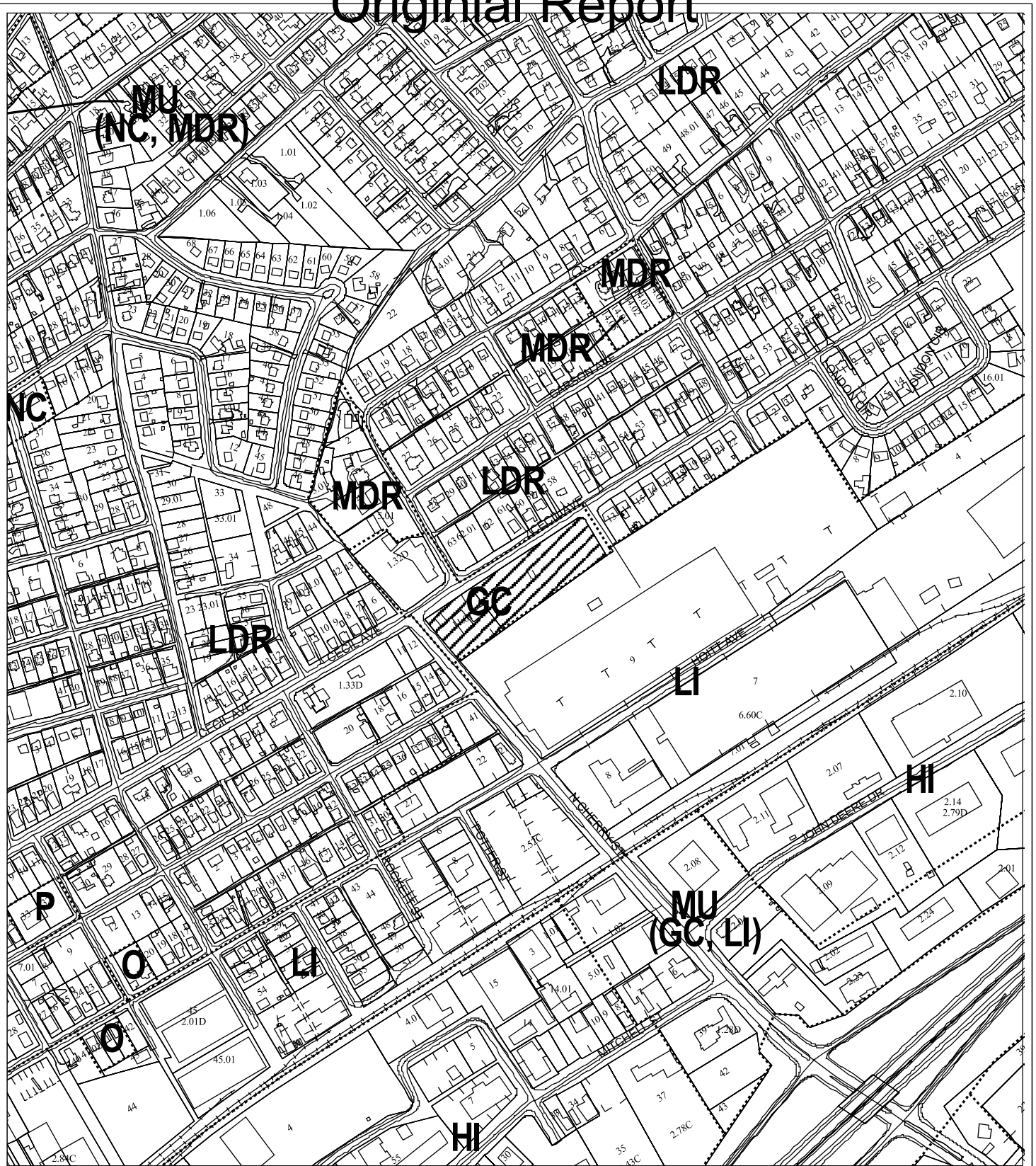
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended I-3 zoning with conditions is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East City Sector Plan proposes commercial uses for this site, consistent with the current C-3 zoning of the site.
2. With the recommended amendment to LI (Light Industrial) for the entire site, I-3 zoning is consistent with the City of Knoxville One Year Plan.
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 only support light industrial uses to south of this site.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. 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.

# Original Report




10-J-06-PA/10-B-06-RZ  
 PLAN AMENDMENT

Petitioner: Samuel J. Furrow

Map No: 82

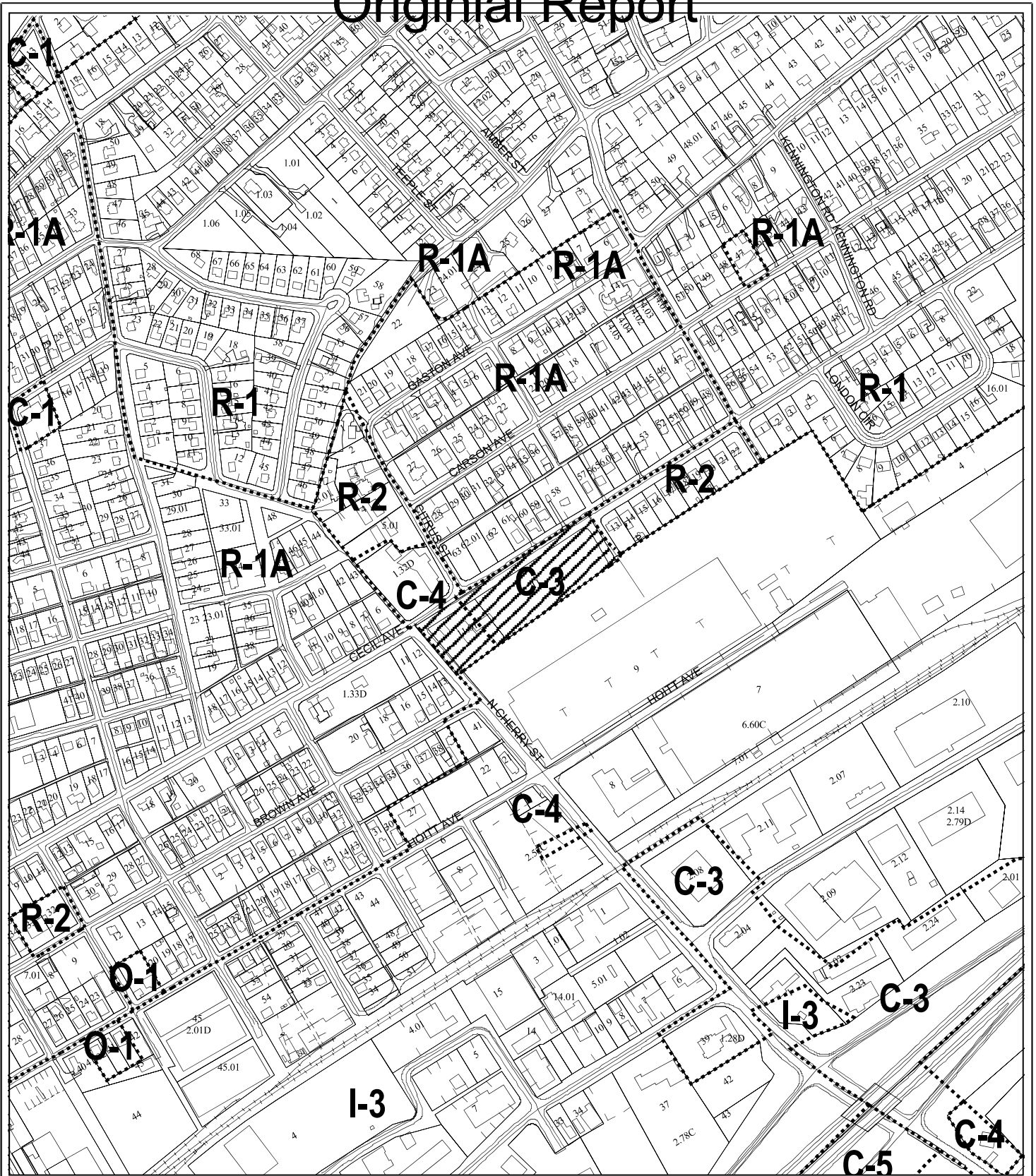
Jurisdiction: City

 From: GC (General Commercial)  
 To: LI (Light Industrial)

Original Print Date: 09/25/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# Original Report



## 10-B-06-RZ REZONING



From: C-3 (General Commercial) & C-4 (Highway & Arterial Commercial)  
To: I-3 (General Industrial)

Original Print Date: 09/26/06 Revised: 10/05/06

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

Petitioner: Samuel J. Furrow

Map No: 82

Jurisdiction: City





# Original Report

10-1-06-PA / 10-6-06-RZ

#73



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0 118ft

## KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

Printed: Thu Oct 5 2006

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MPC October 12, 2006

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MPC October 11, 2007

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[www.kgis.org/esri/arcgis/EsriMap?ServiceName=REG\\_OVERVIEW](http://www.kgis.org/esri/arcgis/EsriMap?ServiceName=REG_OVERVIEW)

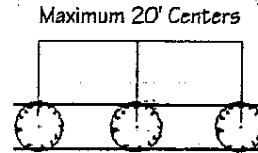
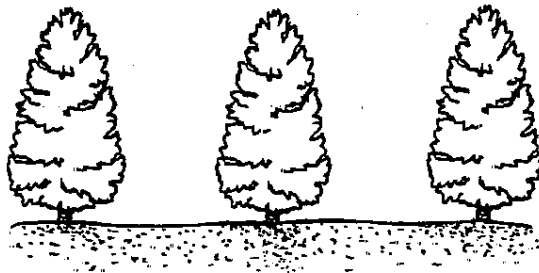
# DESIGN GUIDELINES LANDSCAPE SCREENING

## Type "C" Screen: Partial

**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

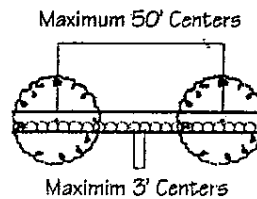
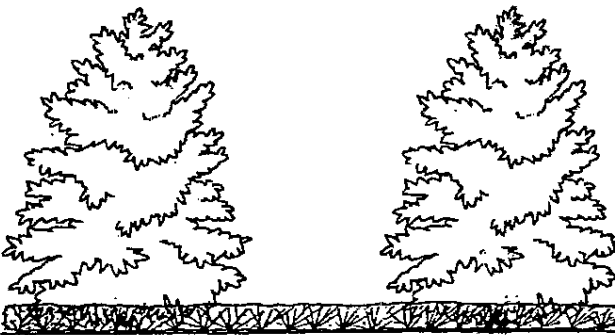
**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

■ A row of small evergreen trees



TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.

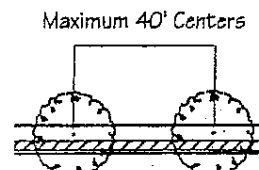
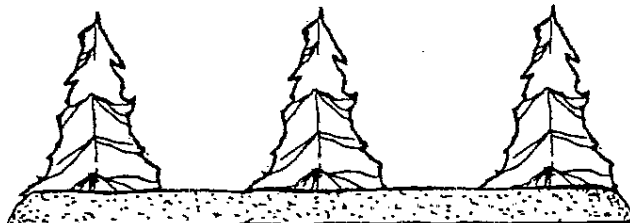
■ A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)



TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.

SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

■ A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall



TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.

**INTRODUCTION**  
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

Contact persons:

- Dan Kelly
- ~~Quentin Stevens~~

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 423 215-2500  
Fax: 423 215-2068

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the City County Zoning Ordinance.

Agenda Item #73

Agenda Item # 65