



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

FILE #: 10-J-07-RZ
10-G-07-PA

AGENDA ITEM #: 67
AGENDA DATE: 10/11/2007

APPLICANT: CHAMCO INVESTMENTS
OWNER(S): CHAMCO INVESTMENTS LLC

TAX ID NUMBER: 69 I C 021 PORTION ZONED R-2
JURISDICTION: Council District 5

LOCATION: Northeast side Coster Rd., southeast of E. Inskip Dr.

TRACT INFORMATION: 23363 square feet.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Coster Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Second Creek

PRESENT PLAN DESIGNATION/ZONING: Parks, Recreation Facilities, Cemeteries / R-2 (General Residential)

PROPOSED PLAN DESIGNATION/ZONING: LI (Light Industrial) / I-2 (Restricted Manufacturing and Warehousing)

EXISTING LAND USE: Light industrial

PROPOSED USE: Light industrial

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Businesses / LI/I-2 Industrial
South: Residence / LI/R-2 Residential

East: Residence and school / LDR/P/ R-2 Residential

West: Businesses /LI /I-3 Industrial

NEIGHBORHOOD CONTEXT: This site is part of a small established industrial area that has occurred under I-2 and I-3 zones.

STAFF RECOMMENDATION:

APPROVE LI (Light Industrial) designation

LI Light Industrial designation of this portion of the site will put all of the property under the same land use designation. This small triangle addition was acquired from the school board to provide a driveway

connection between parcels 21 and 23, and is all under the same ownership.

▶ **APPROVE I-2 (Restricted manufacturing and Warehousing) zoning**

I-2 zoning of this triangle will put all of the property owned by the applicant within the same zone. This portion of the site was acquired from the Knox County School Board to allow a driveway connection between parcels 21 and 23.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LI designation and I-2 zoning will put the same plan designation and zone district on the applicant's property. The use is compatible with the scale and intensity of the surrounding industrial development and zoning pattern.
2. The requested LI and I-2 zoning will allow the existing business located on this site to have the driveway access connecting the two parcels of the property under the same land use designation and zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed reclassification and zoning will not change the use of this property or impact adjacent uses
3. This LI plan designation and I-2 zoning will have the same impact on surrounding properties as the existing use and is compatible with the scale and intensity of the industrial development and zoning found in the area.
4. The site is currently being used for light industrial use. There will be no additional traffic impact on the surrounding street system.

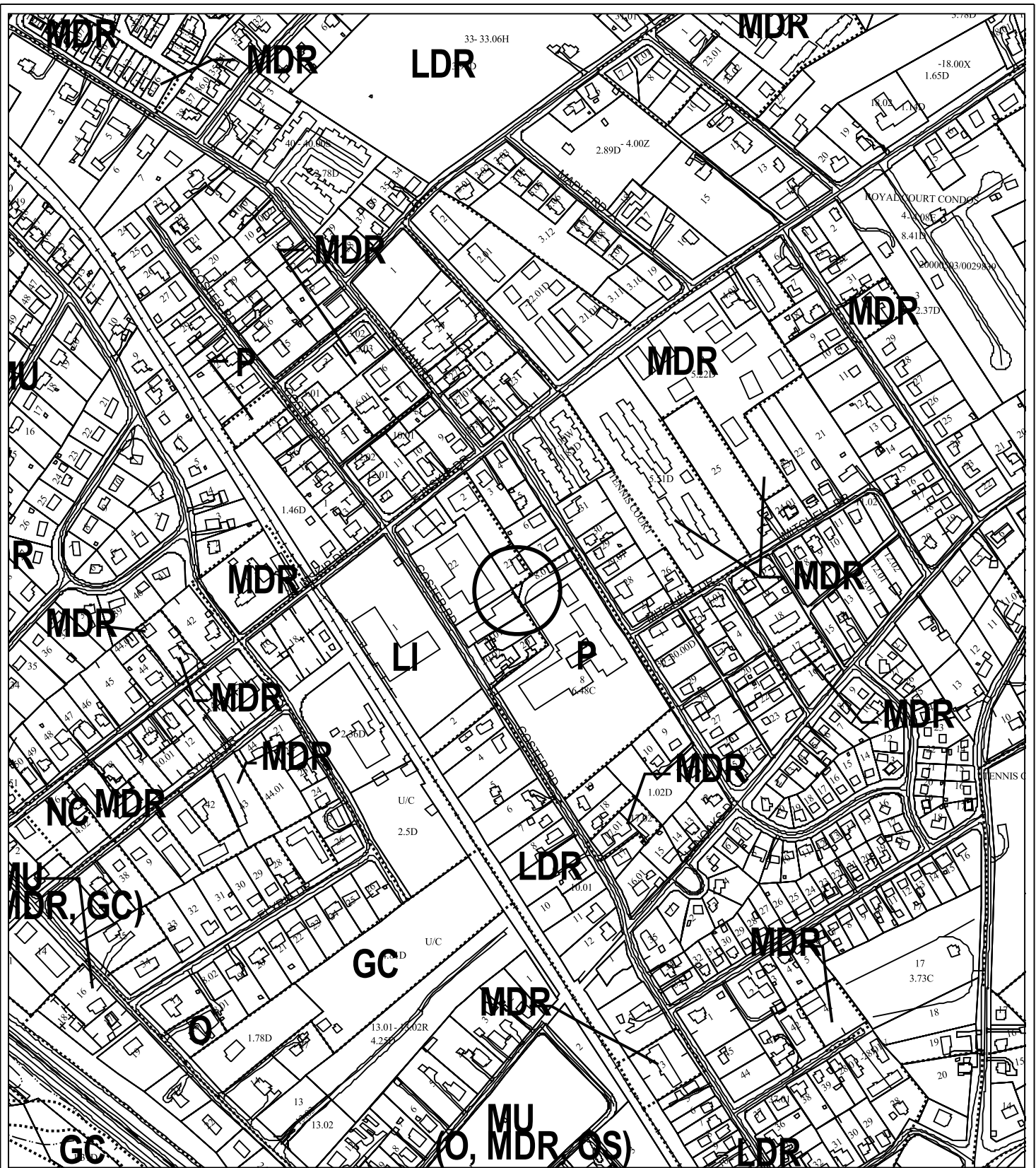
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. This surplus portion of school property was acquired from the Knox County School Board several years ago by the adjoining property owner. The LI designation and I-2 zoning extension reflect the current use of the property rather than the P (Public) currently shown for this site by the One Year Plan.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

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-G-07-PA/10-J-07-RZ
 PLAN AMENDMENT

Petitioner: Chamco Investments

Map No: 69

Jurisdiction: City

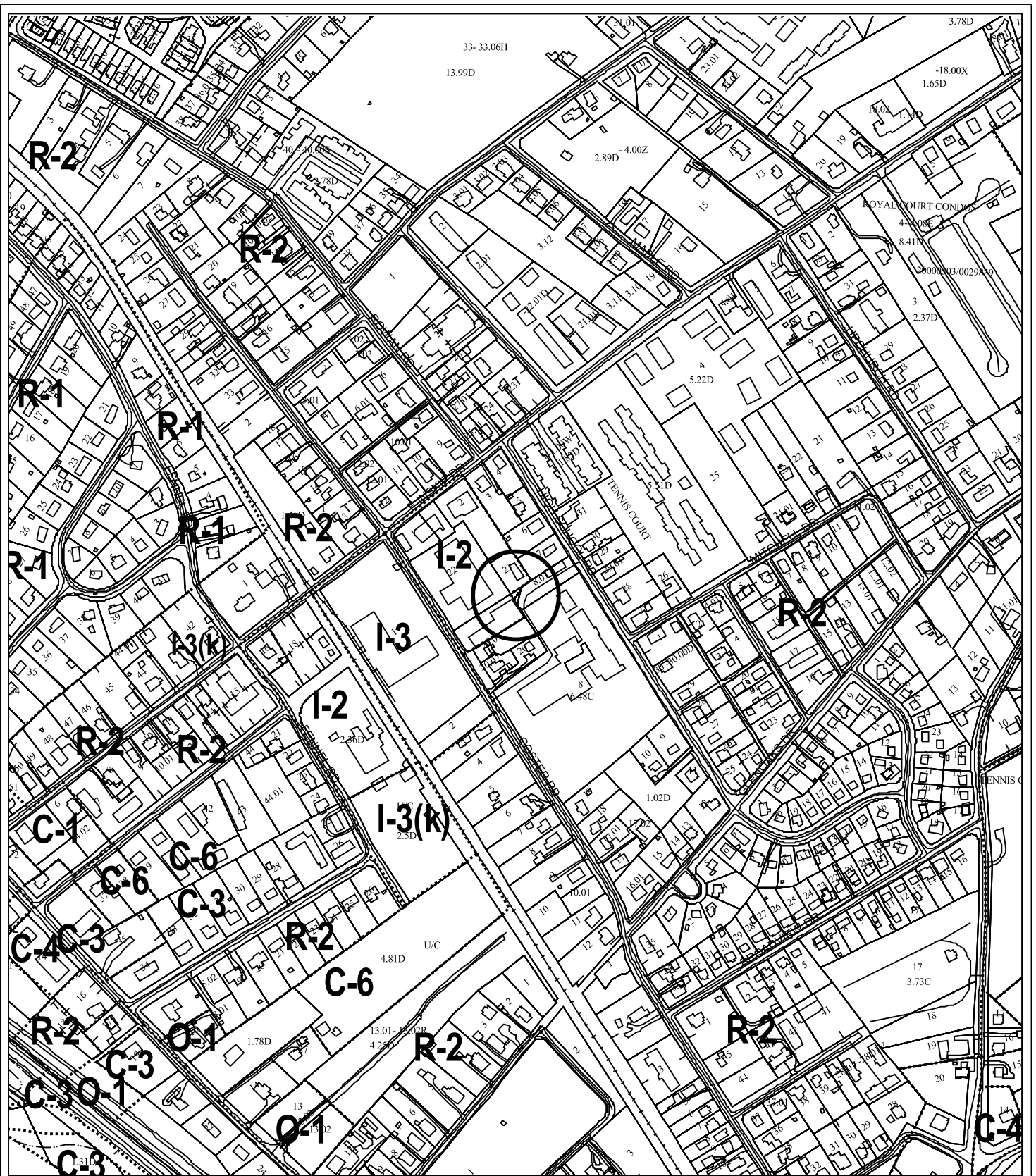


From: Parks, Recreation Facilities, Cemeteries

To: LI (Light Industrial)

Original Print Date: 09/25/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**10-J-07-RZ
REZONING**

Petitioner: Chamco Investments
 Map No: 69
 Jurisdiction: City



From: R-2 (General Residential)
 To: I-2 (Restricted Manufacturing and Warehousing)

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