



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

▶ **FILE #:** 4-A-08-RZ  
4-A-08-PA

**AGENDA ITEM #:** 46  
**AGENDA DATE:** 4/10/2008

▶ **APPLICANT:** J. STEPHEN RIDENOUR  
**OWNER(S):** RIDENOUR & SMITH DEVELOPMENT

**TAX ID NUMBER:** 106 C B 003, 004, 005  
**JURISDICTION:** Council District 3

▶ **LOCATION:** South side Old Amherst Rd., southwest of Amherst Rd.

▶ **TRACT INFORMATION:** 2.7 acres.

**SECTOR PLAN:** Northwest County

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

**ACCESSIBILITY:** Access is via Old Amherst Rd., a local street with 22' of pavement width within the shared rights of way for Amherst Rd., the railroad tracks and Old Amherst Rd.

**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:** Vacant land

▶ **PROPOSED USE:** Warehouses

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

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Old Amherst Rd., railroad tracks / OS / R-1 (Low Density Residential)

**ZONING** South: Vacant land and dwellings / LDR / R-1 (Low Density Residential)

East: Vacant land / LI / I-3 (General Industrial)

West: Vacant land and dwellings / LDR / R-1 (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** This area is developed mostly with residential uses under R-1 and R-1A zoning. There are some spots of light industrial uses and zoning in the area, zoned I-3 and I.

**STAFF RECOMMENDATION:**

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

LI is an extension of the One Year Plan designation from the east. The subject properties are under the same ownership as the large LI designated site to the east, and all are proposed to be consolidated for one development.

► **APPROVE I-1 (General Industrial) zoning. (Applicant requested I-3.)**

The recommended I-1 zoning allows the extension of light industrial uses from the east, but requires MPC's use on review approval of site plan prior to development, which will help to minimize potential impacts on adjacent residential properties. The adjacent I-3 zoned site is a spot zoning that is surrounded by residential zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. I-1 is the most appropriate zoning for this site under an LI plan designation because it is intended for locations between light industrial and residential uses. A use on review development plan will have to be approved by MPC prior to any development of the site. The requested I-3 zoning is not compatible with residential uses.
2. I-1 zoning is more compatible with the scale and intensity of the surrounding land uses and zoning pattern than the requested I-3 zoning.
3. Light industrial uses for this site would be an extension of the zoning and plan designation from the east.
4. The adjacent I-3 zoned site is a spot zoning that is surrounded by residential zoning. The adjacent site was rezoned to I-3 in 1988 and has yet to be developed. It's proximity to the railroad may have been the reason it was approved. But, under today's conditions and policies, and the fact that the property has access only to a local street, staff feels that the established I-3 zoning of that site is inappropriate and should not be expanded. I-1 is a more appropriate zoning district for light industrial development in close proximity to residential properties.

**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. The impact on the street system will depend on what type of development is proposed.
3. I-1 zoning is compatible with surrounding development and zoning and will minimize the impact on adjacent properties.
4. I-1 zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and City Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns. The use on review approval of a site plan includes a public hearing at MPC, so the general public would have the opportunity to voice any concerns that they may have regarding the development of this property.

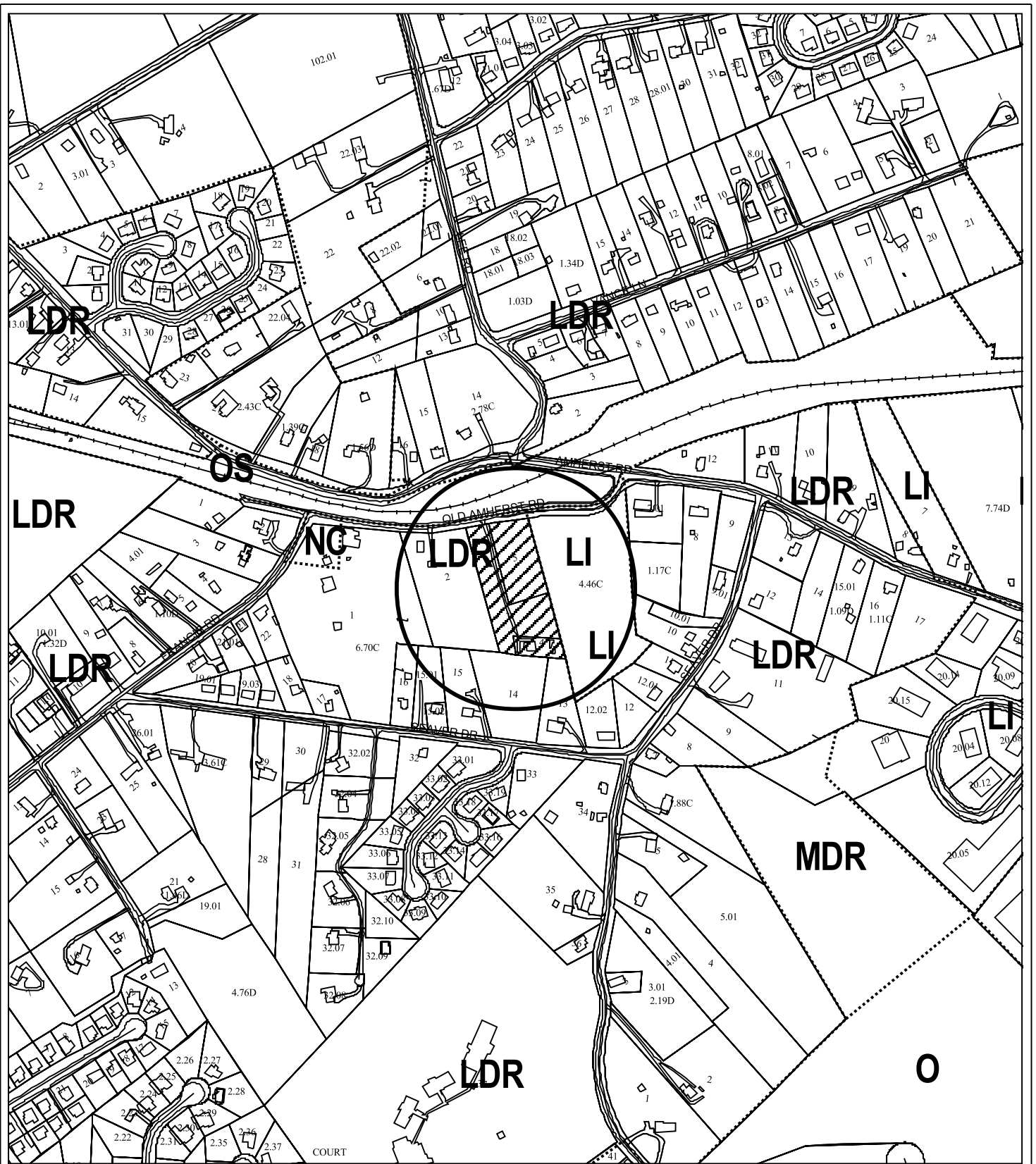
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan proposes LDR (Low Density Residential) uses for this site. However, the zoning request is an extension of light industrial zoning from the adjacent site to the east. That site's I-3 zoning is not recognized on the sector plan. It is also designated LDR.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
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 do not support further extensions of non-residential 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 5/6/2008 and 5/20/2008. 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.



4-A-08-PA/4-A-08-RZ  
 PLAN AMENDMENT

Petitioner: J. Stephen Ridenour

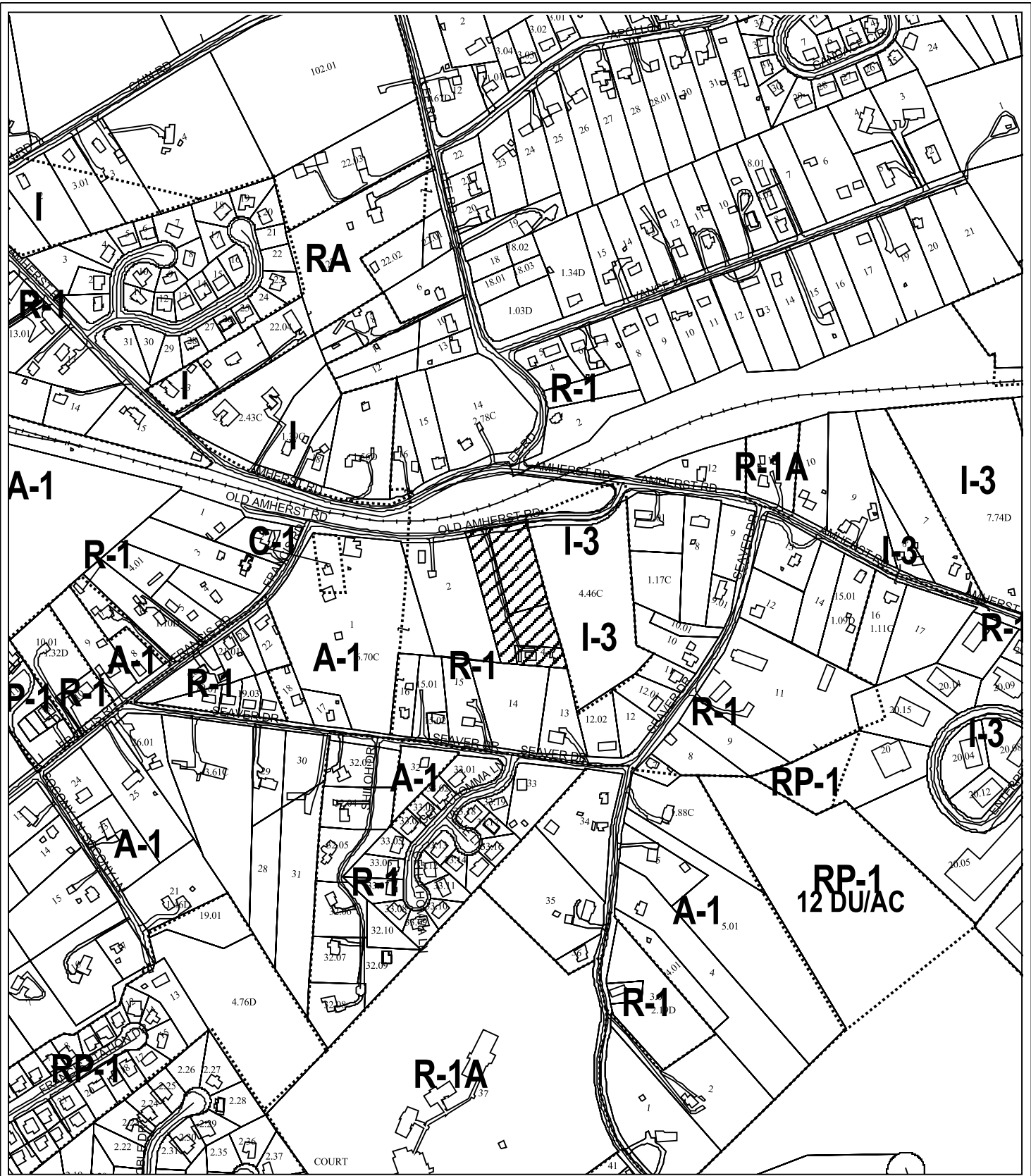
Map No: 106

Jurisdiction: City

From: LDR (Low Density Residential)  
 To: LI (Light Industrial)

Original Print Date: 03/27/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**4-A-08-RZ  
REZONING**



From: R-1 (Low Density Residential)  
To: I-3 (General Industrial)

Original Print Date: 03/27/08    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: J. Stephen Ridenour

Map No: 106

Jurisdiction: City

