



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 1-D-09-UR

AGENDA ITEM #: 52

AGENDA DATE: 1/8/2009

▶ **APPLICANT:** ODLE & YOUNG ARCHITECTS

OWNER(S): 3600 LLC.

TAX ID NUMBER: 93 D C 013

JURISDICTION: City Council District 3

▶ **LOCATION:** Northeast side of Pleasant Ridge Rd., south of Sycamore Dr.

▶ **APPX. SIZE OF TRACT:** 5.18 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a two, three and four-lane, minor arterial street in this area.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** I-1 (Planned Industrial Park)

▶ **EXISTING LAND USE:** Food Processing Facility

▶ **PROPOSED USE:** Waste facility for food processing business

HISTORY OF ZONING: The property is currently being requested for rezoning from I-1 to I-2 (1-K-09-RZ).

SURROUNDING LAND USE AND ZONING: North: Manufacturing / I-1 (Planned Industrial Park)

South: Food processing facility / I-2 (Restricted Manufacturing & Warehousing)

East: Manufacturing / I-1 (Planned Industrial Park)

West: Pleasant Ridge Rd. & trucking business / I-1 (Planned Industrial Park)

NEIGHBORHOOD CONTEXT: This site is part of a light industrial park that has developed under I-1, I-2 and I-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a waste processing facility, subject to the following 7 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Providing and maintaining a 30' landscaped buffer along the northeastern and northwestern property lines.
5. All landscaping shall be installed as shown on the approved site plan within 6 months from the date of construction.
6. Meeting all requirements of the City of Knoxville Fire Department.

7. Meeting all applicable requirements of the Knoxville Utilities Board.

With the conditions noted above, this requests meets the requirements for approval of a waste processing facility in the I-1 zone and other criteria for a use on review.

COMMENTS:

The applicant is proposing to construct a waste processing facility as per the requirements of the Knoxville Utilities Board to process waste from the existing food processing facility located to the south of the site. The proposal consists of a small pretreatment building (50x40) and a tank (41' in diameter and 16' in height) to be located behind the existing manufacturing facility. As part of this approval the applicant will be required to preserve the existing tree-line located within the required 30' setback along the northeastern and northwestern property lines.

Any new construction in the I-1 zoning district requires use-on-review approval from the Planning Commission. The applicant has requested that this property be rezoned to I-2 (1-K-09-RZ) in order to have the same zoning on both of their properties.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. The proposal will have no additional impact on Pleasant Ridge Rd.
3. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. Due to the location of the waste processing facility and the required landscaped setback buffer, the proposal will not significantly injure the value of adjacent property.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan and One Year Plan propose light industrial uses for this site.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.