

▶ **FILE #:** 1-K-09-RZ

AGENDA ITEM #: 48

AGENDA DATE: 1/8/2009

▶ **APPLICANT:** STEVE YOUNG- ODLE AND YOUNG ARCHITECTS

OWNER(S): 3600 LLC

TAX ID NUMBER: 93 D C 013

JURISDICTION: City Council District 3

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

▶ **APPX. SIZE OF TRACT:** 5.18 acres

SECTOR PLAN: Central City

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

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

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

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

▶ **ZONING REQUESTED:** I-2 (Restricted Manufacturing and Warehousing)

▶ **EXISTING LAND USE:** Industrial trucking facility

▶ **PROPOSED USE:** Food waste processing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned I-1 in 1969.

SURROUNDING LAND USE AND ZONING: North: Manufacturing /LI/I-1 Industrial

South: Food processing / LI/I-2 industrial

East: Manufacturing / LI/I-1 Industrial

West: Pleasant Ridge Rd & trucking business I-1 Industrial

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:

▶ **Recommend that City Council approve I-2 (Restricted Manufacturing and Warehousing) zoning for the property.**

This property is proposed to be rezoned to I-2 because it has been acquired by the adjoining I-2 zoned business for inclusion in a proposed expansion.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. I-2 (Warehousing and Restricted Manufacturing) uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. This site and the adjacent I-2 zoned parcel are proposed to be developed as one site.
3. I-2 zoning provides the applicant the opportunity to develop the subject site under the same requirements

as with the adjacent property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The I-2 zone, as described in the zoning ordinance, is intended to provide for warehousing and restricted manufacturing and related activities that require all work within buildings and building groups surrounded by landscaped yards and open area.
2. I-2 is a suitable zone to accommodate the proposed development expansion.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have no impact on schools. The impact on the street system will be minimal, and recent road improvements will accommodate any increase.
3. I-2 zoning will have a minimal impact on adjacent properties, which are zoned for similar or higher intensity uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes LI (Light Industrial) use for this site. I-2 zoning is an acceptable zone under the LI designation.
2. The Central City Sector Plan proposes LI uses for the site.
3. Approval of this rezoning could lead to future I-2 requests, if the need arises in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/24/2009 and 3/10/2009. 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.



**1-K-09-RZ
REZONING**

From: I-1 (Planned Industrial Park)

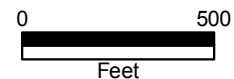
To: I-2 (Restricted Manufacturing and Warehousing)



Petitioner: Steve Young- Odle and Young Architects

Map No: 93

Jurisdiction: City



Original Print Date: 12/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902