

▶ **FILE #:** 8-B-10-RZ

**AGENDA ITEM #** 41

**AGENDA DATE:** 8/12/2010

▶ **APPLICANT:** PATRICK M. FULTZ  
 OWNER(S): PERDUE ALVIN G & ILA

TAX ID NUMBER: 94 I E 014 PORTION ZONED I-2 OR I-4

JURISDICTION: City Council District 3

▶ **LOCATION:** **Northeast side Mingle Ave., north of Middlebrook Pike**

▶ **APPX. SIZE OF TRACT:** 1.23 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Mingle Ave., a local street with 36' of pavement width within 60' of right-of-way.

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

WATERSHED: Third Creek

▶ **PRESENT ZONING:** **I-2 (Restricted Manufacturing and Warehousing) & I-4 (Heavy Industrial)**

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

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** **Parking lot for empty van and flatbed trucks.**

EXTENSION OF ZONE: Not an extension of I-3, but I-2 is to the north and I-4 is to the south.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehousing / I-2 (Restricted Manufacturing & Warehousing)

South: Warehousing / I-4 (Heavy Industrial)

East: Telecommunications tower and warehousing / I-4 (Heavy Industrial)

West: Mingle Ave. - Business / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed primarily with light to heavy industrial uses under I-2 and I-4 zoning. Residential uses are located to the northwest of the site, zoned R-1A.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning.**

I-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is appropriate as a transition between the I-4 zoning to the southeast and the I-2 zoning to the north and west.

**COMMENTS:**

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

1. The proposed I-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

2. I-3 is appropriate as a transition between the I-4 zoning to the southeast and the I-2 zoning to the north and west. Approval of this request would establish the entire subject parcel under one zoning category.
3. The sector plan proposes light industrial uses for the property. The One Year Plan proposes light and heavy industrial uses. I-3 zoning is consistent with both of those proposals.

#### CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The I-3 zone, as described in the zoning ordinance, is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent personal visits of customers and clients, but usually require good accessibility to major rail, air or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional and retail commercial uses.
2. Based on the above general intent, this site is appropriate for I-3 zoning and development.

#### THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact on the street system would depend on the type of industrial development proposed.
3. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Light industrial zoning and warehousing uses surround the site.

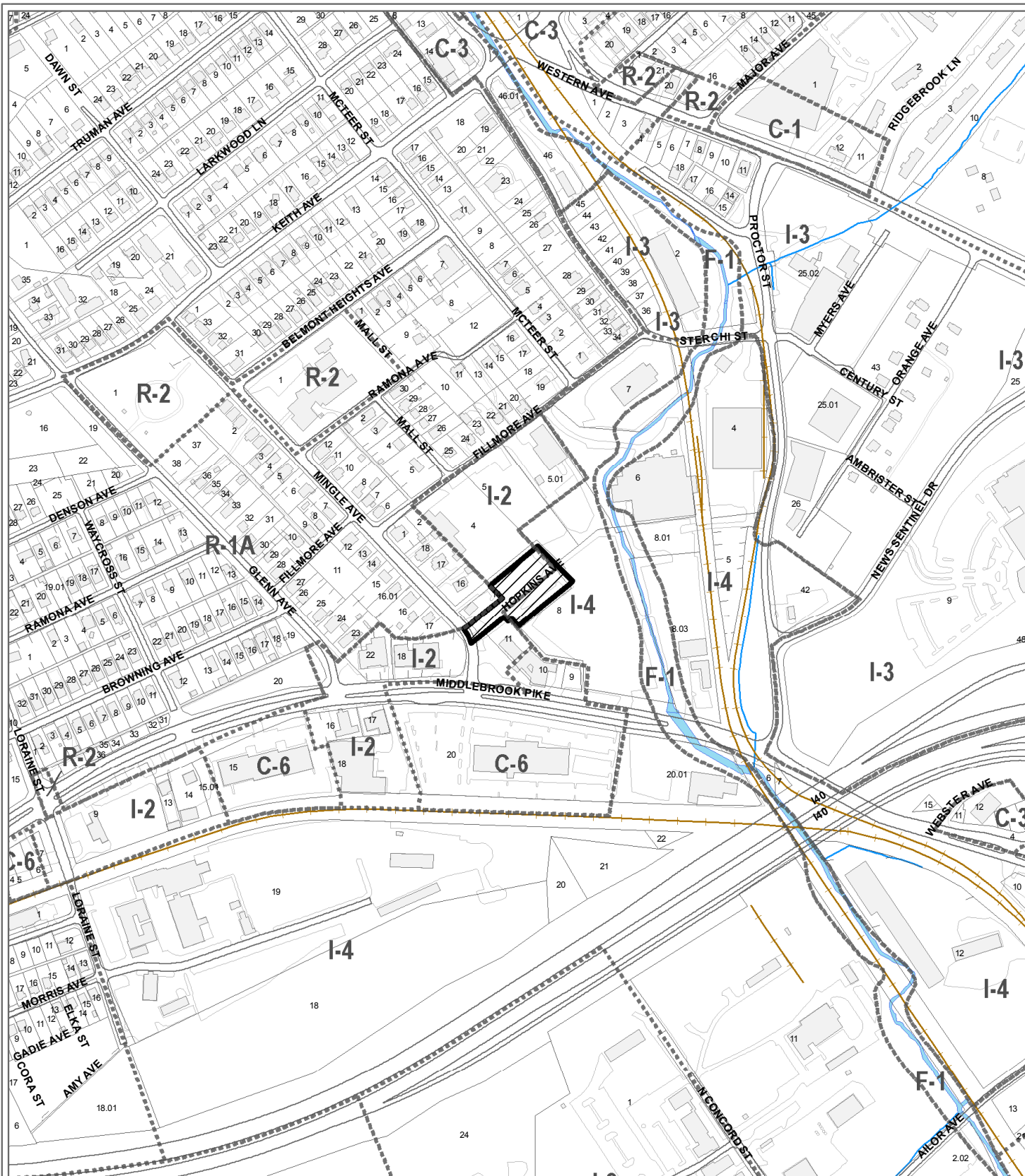
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial uses for this site, consistent with the proposed I-3 zoning.
2. The One Year Plan proposes light and heavy industrial uses, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

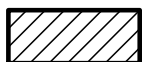
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2010 and 9/21/2010. 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.



**8-B-10-RZ  
REZONING**

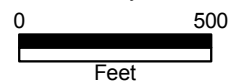
From: I-2 (Restricted Manufacturing and Warehousing) & I-4 (Heavy Industrial)  
To: I-3 (General Industrial)



Petitioner: Fultz, Patrick M.

Map No: 94

Jurisdiction: City



Original Print Date: 7/21/2010  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised: