

▶ **FILE #:** 12-E-11-RZ

**AGENDA ITEM #** 35

**AGENDA DATE:** 12/8/2011

▶ **APPLICANT:** **SAMUEL J. FURROW**

OWNER(S): Samuel J. Furrow

TAX ID NUMBER: 131 G A 002

JURISDICTION: City Council District 2

▶ **LOCATION:** **East side Simmons Rd, north side I-40/75, south of Lexington Dr.**

▶ **APPX. SIZE OF TRACT:** **3.47 acres**

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Simmons Rd., a local street with a gravel surface within 50' of right-of-way. Indirect access through the abutting property is also available to Omni Ln., a local street with approximately 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** **C-6 (General Commercial Park) / TO-1 (Technology Overlay)**

▶ **ZONING REQUESTED:** **I-3 (General Industrial) / TO-1 (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Any use permitted by I-3/TO-1 zoning**

EXTENSION OF ZONE: Yes, extension of I-3/TO-1 from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot and gravel storage yard - CB (Business & Manufacturing)/TO (Technology Overlay)

South: I-40/75 right-of-way - PC-2 (Retail & Distribution Park)/TO-1 (Technology Overlay)

East: Business - C-6 (General Commercial Park)/TO-1

West: Simmons Rd. - Business - I-3 (General Industrial)/TO-1

NEIGHBORHOOD CONTEXT: This area is developed with various commercial and light industrial uses under I-3, CB and C-6 zoning, all within the technology overlay.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE I-3 (General Industrial)/TO-1 (Technology Overlay) zoning.**

I-3/TO-1 zoning is consistent with the surrounding zoning and development pattern. The sector plan and One Year Plan both propose light industrial use of this site, consistent with I-3 zoning.

**COMMENTS:**

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

1. I-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. I-3 zoning is consistent with the One Year Plan and sector plan proposals for the property.

3. Although the requested I-3 zoning includes a more diverse and intense list of permitted uses than what is allowed under C-6, the request represents an extension of I-3 from the west. Permitted I-3 development would be consistent with what is found in the surrounding area, which includes a range of business and light industrial uses under I-3, C-6 and CB zoning.

4. The TO-1 overlay will be retained, ensuring that any site plan proposed for this vacant tract would be expected to proopse a level of development and design that would enhance the area.

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

1. The requested I-3 zoning is an industrial district established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and warehousing. These uses do not depend primarily on frequent personal visits by customers or 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 description, I-3 is an appropriate zone for this site.

3. The TO-1 zoning overlay will be retained on the site. The TO-1 overlay zone is established to provide for physical development review in the Tennessee Technology Corridor area of the City of Knoxville by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO-1 overlay zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted, and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA (except for a low density residential or agricultural use).

#### THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have no impact on schools. Simmons Rd. and Omni Ln. have adequate capacity to handle any additional traffic which may be generated by industrial use of this property.

3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed I-3/TO-1 zoning.

2. The Northwest County Sector Plan proposes light industrial uses for this site, consistent with the proposed I-3/TO-1 zoning.

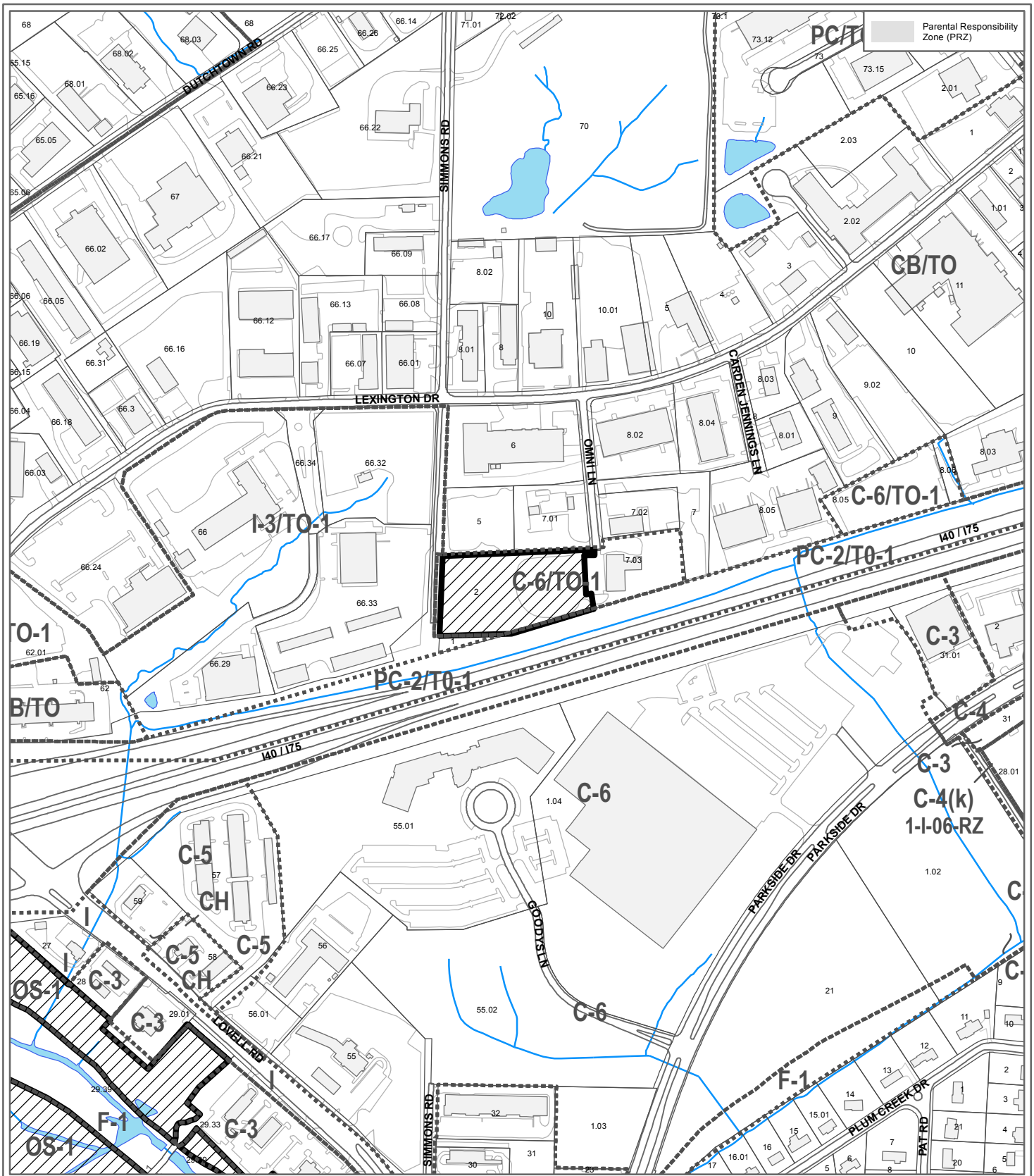
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. Because of the property's location within the TO-1 (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Monday, December 5, 2011 (12-D-11-TOR).

ESTIMATED TRAFFIC IMPACT: Not calculated.

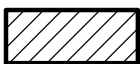
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/10/2012 and 1/24/2012. 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.



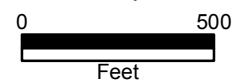
**12-E-11-RZ  
REZONING**

From: C-6 (General Commercial Park) / TO-1 (Technology Overlay)  
 To: I-3 (General Industrial) / TO-1 (Technology Overlay)



Petitioner: Furrow, Samuel J.

Map No: 131  
 Jurisdiction: City



Original Print Date: 11/21/2011      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902