

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

▶ **FILE #:** 7-C-11-SP

AGENDA ITEM # 36

AGENDA DATE: 7/14/2011

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Various owners

TAX ID NUMBER: 95 G J 002-004 095GR013&014

JURISDICTION: Council District 6

▶ **LOCATION:** East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave.

▶ **APPX. SIZE OF TRACT:** 15.43 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Riverside Dr., a major collector street with 23' of pavement width within the large James White Parkway right-of-way, or Laurans Ave., a local street with 17-21' of pavement width within 40-45' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LI (Light Industrial) & LDR (Low Density Residential) / I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** HI (Heavy Industrial)

▶ **EXISTING LAND USE:** Businesses

▶ **PROPOSED USE:** Businesses

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residences and one business / LDR

South: Riverside Dr. - ROW and concrete plant

East: Attached and detached residential / MDR and LDR

West: Residential and ROW / MDR and LDR

NEIGHBORHOOD CONTEXT This site is developed with light to heavy industrial uses and a house under I-2 and O-1 zoning. Residential uses are to the north. The river and James White Parkway are to the south and west. A concrete plant is to the south and more residences are to the east.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #7-C-11-SP, amending the Central City Sector Plan to HI (Heavy Industrial), LI (Light Industrial) and O (Office), (per attached map), and recommend that City Council also adopt the**

sector plan amendment. (See attached resolution, Ex. A.)

Light and heavy industrial uses for this site are an extension of existing uses and zoning from the south. Industrial use of this site is compatible with surrounding development and zoning. Office use for parcel 2 is consistent with its current O-1 zoning with a residential use.

COMMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known improvements have occurred to the streets directly adjacent to this site. Utilities are in place to serve the development.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes light industrial and low density residential uses for this site, The existing light industrial designated area does not extend far enough north to take in the businesses already in place. At least one of the businesses requires I-4 zoning and a heavy industrial plan designation. The sector plan also does not reflect the office designation for the O-1 zoned historic residence on parcel 2.

CHANGES IN GOVERNMENT POLICY:

This is an area that is already developed with light and heavy industrial uses. The proposed plan change will bring some uses into consistency with zoning and use. The recommended LI designation for the northern portion of parcel 4 will serve as a transition between the heavy industrial uses to the south and residential uses to the north.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

Parcel 14 and possibly parcel 4 contain businesses that require I-3 or I-4 zoning. The current I-2 zoning does not support the current use of the properties.

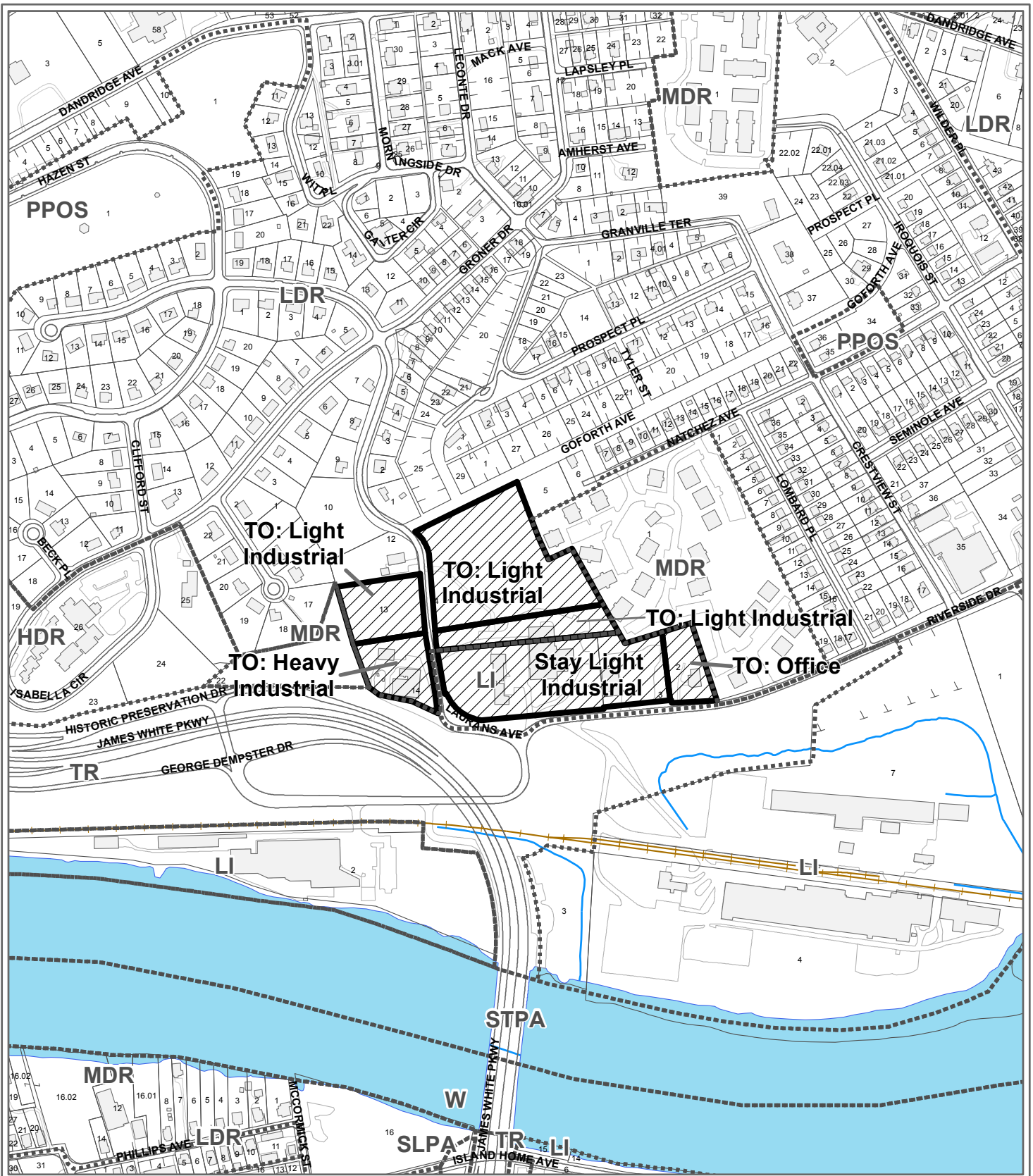
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2011 and 8/23/2011. 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.



**7-C-11-SP - MPC Staff Recommendation
CENTRAL CITY SECTOR PLAN AMENDMENT**

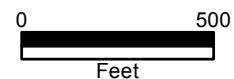
Petitioner: Metropolitan Planning Commission

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

Map No: 95

To: HI (Heavy Industrial)

Jurisdiction: City



Original Print Date: 7/7/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

▶ **FILE #:** 7-G-11-RZ
7-B-11-PA

AGENDA ITEM # 36
AGENDA DATE: 7/14/2011

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION
OWNER(S): Various owners

TAX ID NUMBER: 95 G J 002-004 095GR013&014
JURISDICTION: Council District 6

▶ **LOCATION:** East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave.

▶ **TRACT INFORMATION:** 15.43 acres.

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

ACCESSIBILITY: Access is via Riverside Dr., a major collector street with 23' of pavement width within the large James White Parkway right-of-way, or Laurans Ave., a local street with 17-21' of pavement width within 40-45' of right-of-way.

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

WATERSHED: Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial), HI (Heavy Industrial), O (Office) and LDR (Low Density Residential) / I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I-4 (Heavy Industrial)

▶ **EXISTING LAND USE:** Businesses

▶ **PROPOSED USE:** Businesses

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences and one business / LDR
South: Riverside Dr. - ROW and concrete plant
East: Attached and detached residential / MDR and LDR
West: Residential and ROW / MDR and LDR

NEIGHBORHOOD CONTEXT: This site is developed with light to heavy industrial uses and a house under I-2 and O-1 zoning. Residential uses are to the north. The river and James White Parkway are to the south and west. A concrete plant is to the south and more residences are to the east.

STAFF RECOMMENDATION:

- ▶ **RECOMMEND that City Council APPROVE HI (Heavy Industrial) and LI (Light Industrial) One Year Plan designation, as shown on attached MPC recommendation map.**

Light and heavy industrial uses for this site are an extension of existing uses and zoning from the south. Industrial use of this site is compatible with surrounding development and zoning. Office use for parcel 2 is consistent with its current O-1 zoning with a residential use.

- ▶ **RECOMMEND that City Council APPROVE I-4 (Heavy Industrial), I-3 (General Industrial) and I-2 (Restricted Manufacturing and Warehousing) zoning, as shown on the attached MPC recommendation map, with 1 condition.**

1. In the I-2 and I-3 zoned areas, when adjacent to residential or office zoning, the required side or rear setback areas must remain undisturbed.

With the recommended condition, the zoning will be compatible with the scale and intensity of the surrounding development and zoning pattern.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

- A. **NEW ROAD OR UTILITY IMPROVEMENTS** - No known improvements have occurred to the streets directly adjacent to this site. Utilities are in place to serve the development.
- B. **ERROR OR OMISSION IN CURRENT PLAN** - The current One Year Plan proposes light industrial and low density residential uses for this site, The existing light industrial designated area does not extend far enough north to take in the businesses already in place. At least one of the businesses requires I-4 zoning and a heavy industrial plan designation. The One Year Plan does currently reflect the office designation for the O-1 zoned historic residence on parcel 2, so that plan designation should be retained.
- C. **CHANGES IN GOVERNMENT POLICY** - This is an area that is already developed with light and heavy industrial uses. The proposed plan change will bring some uses into consistency with zoning and use. The recommended LI designation for the northern portion of the site will serve as a transition between the heavy industrial uses to the south and residential uses to the north.
- D. **CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS** - Parcel 14 and possibly parcel 4 contain businesses that require either I-3 or I-4 zoning. The current I-2 zoning does not support the current use of the properties.

REZONING REQUIREMENTS:

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

- 1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern. I-3 or I-4 zoning should not extend over the entire property as it could have a more negative impact on adjacent residential properties. The recommended I-2 zoning on the northern portion of the property is more compatible with the adjacent residential uses.
- 2. I-2, I-3, I-4 and O-1 zoning are consistent with the land uses in place on the site. The recommended condition for the I-2 and I-3 areas will minimize the impact of any new development on residential areas.
- 3. The site is located to the north of a concrete plant, zoned I-4, which is no longer in use and east of the James White Parkway and downtown. Some of the existing uses on the property do not conform to existing zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The I-2 (Restricted Manufacturing and Warehousing) zoning district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing. Wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust and glare of each operation is completely confined within an enclosed building. Regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. The I-3 (General Industrial) zoning district is 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 of customers or clients, but usually require good accessibility to major rail, air or street transportation routes. The I-4 (Heavy Industrial) zoning district is established to provide areas in which

the principal use of land is for manufacturing and other heavy uses with which there are associated adverse effects on surrounding property. The O-1 zone, recommended for the historic residence on parcel 2, allows professional offices, as well as R-2 (General Residential) uses.

2. Based on the above general intent, this site is appropriate for I-2, I-3 and I-4 development, as recommended with the condition. The O-1 zoning will be retained for the dwelling on parcel 2.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

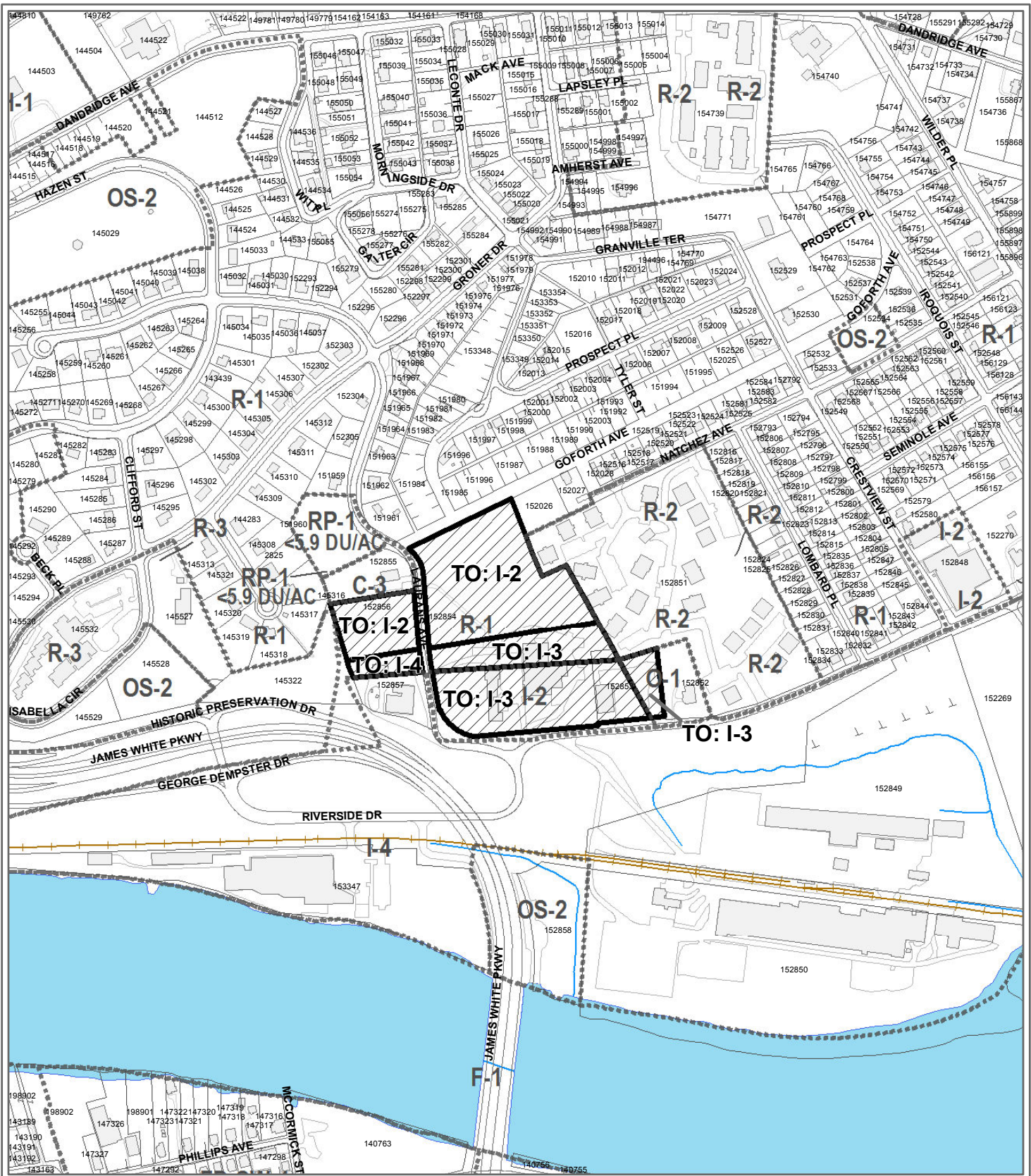
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended amendment to the City of Knoxville One Year Plan, I-2, I-3, I-4 and O-1 zoning would be consistent with the plan.
2. With the recommended amendment to the Central City Sector Plan, I-2, I-3, I-4 and O-1 zoning would be consistent with the plan.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request should not lead to future requests for I-4 in the area, except for perhaps on the site of the concrete plant to the south.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/9/2011 and 8/23/2011. 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.



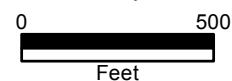
**7-G-11-RZ - MPC Staff Recommendation
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)
To: I-4 (Heavy Industrial)

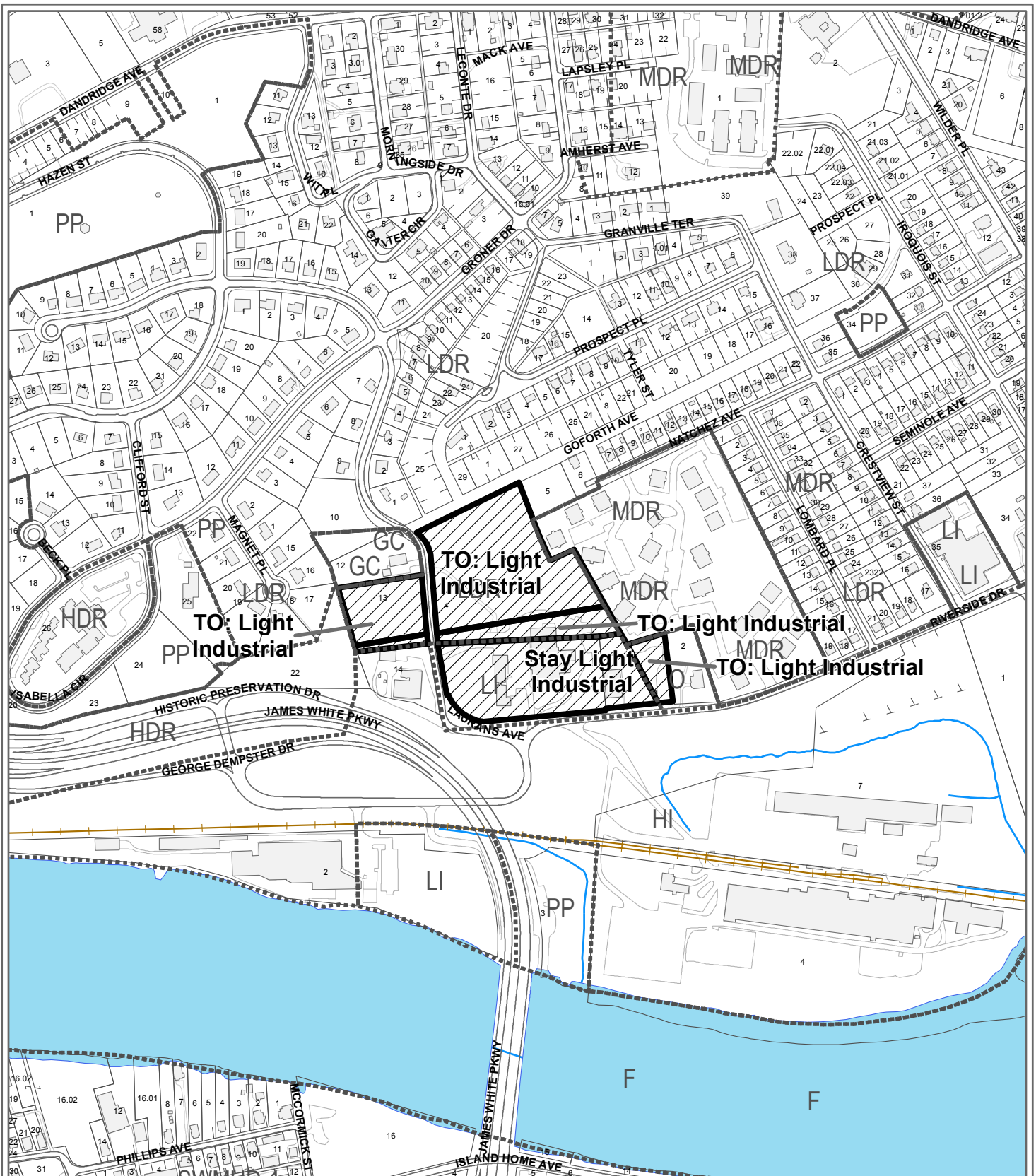


Petitioner: Metropolitan Planning Commission

Map No: 95
Jurisdiction: City



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**7-B-11-PA / 7-G-11-RZ - MPC Staff Recommendations
PLAN AMENDMENT**

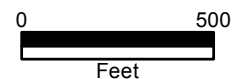
From: LI (Light Industrial), HI (Heavy Industrial), O (Office) and LDR (Low Density Residential)
To: HI (Heavy Industrial)



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