

▶ **FILE #:** 4-E-12-RZ

**AGENDA ITEM #:** 39

**AGENDA DATE:** 4/12/2012

▶ **APPLICANT:** ANDREW GILSON

OWNER(S): Andrew Gilson

TAX ID NUMBER: 97 035

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side Asbury Rd., southwest of Vaughn Ln.

▶ **APPX. SIZE OF TRACT:** 3.68 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asbury Rd., a major collector street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** LI (Light Industrial)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Small trucking company with on-site office

EXTENSION OF ZONE: Yes, extension of industrial zoning from three sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Warehouse / I (Industrial)

South: Asbury Rd. - Vacant land / A (Agricultural)

East: House and warehouse / A (Agricultural) and I (Industrial)

West: Residences and barn / I (Industrial)

NEIGHBORHOOD CONTEXT: The properties along Asbury Rd. to the northeast of this site are developed with light industrial and commercial uses under I and CA zoning. To the north, along North National Dr. are industrial uses, zoned I.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE LI (Light Industrial) zoning.**

LI zoning is consistent with the sector plan proposal and is compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

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

1. LI zoning at this location will allow uses that are compatible with the surrounding development and zoning pattern.
2. LI zoning is consistent with the sector plan proposal for this site.
3. LI is a less intense zone than I (Industrial) which abuts the subject property on three sides.

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

1. The intent of the requested LI zoning is to provide areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing and restricted retailing.
2. Based on the above description and intent of LI zoning, this property is appropriate to be rezoned to LI.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available to the site.
2. The proposal would have no impact on schools. The impact on the street system will depend on the type of development proposed. Asbury Rd. has 26' of pavement width and is classified as a major collector street, so it is sufficient to handle additional traffic.
3. The impact of this proposal on surrounding properties should be minimal.

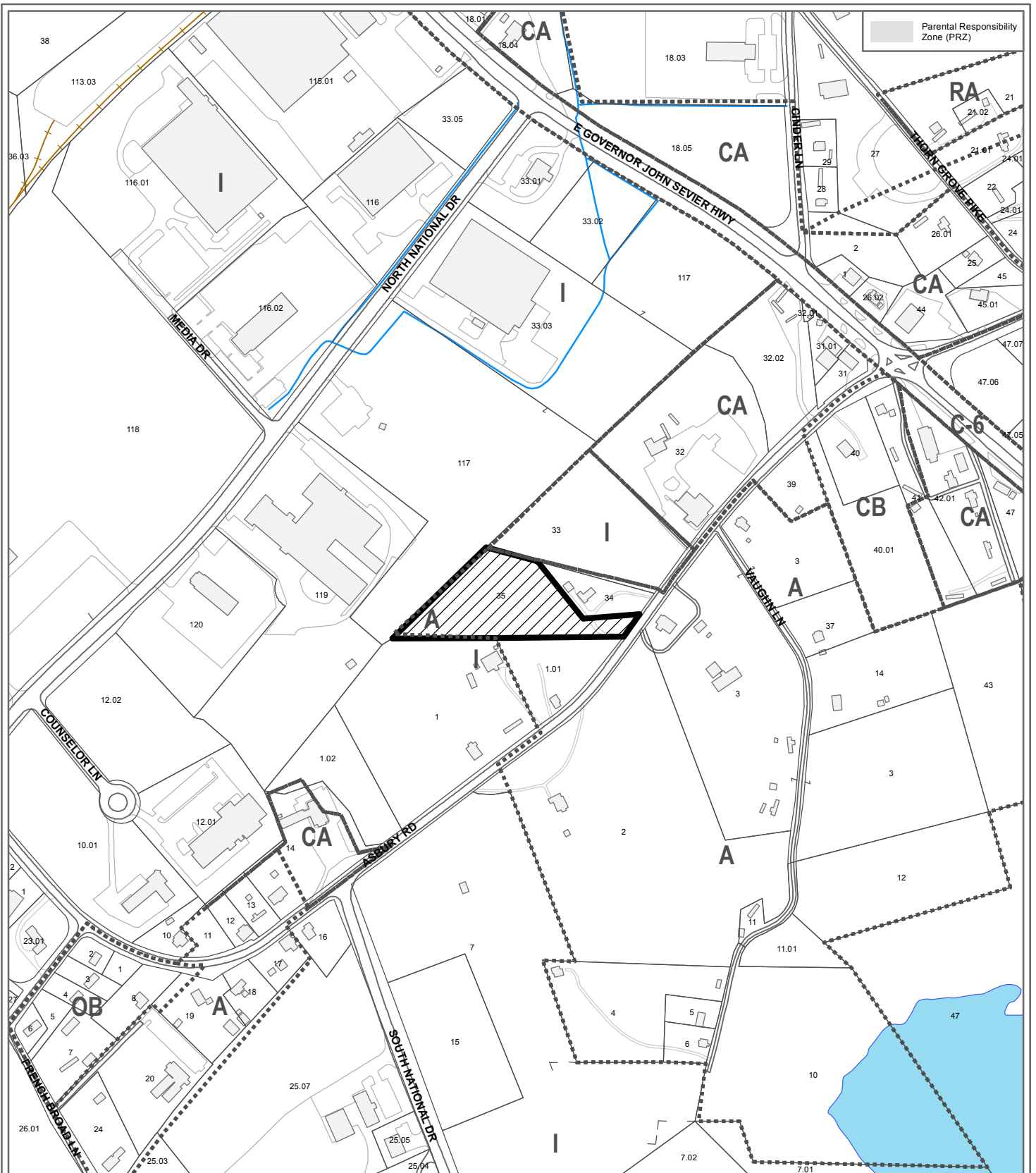
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East County Sector Plan proposes light industrial uses for this site, consistent with the proposed LI zoning.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to similar requests for LI zoning in this area, which would be consistent with the current sector plan proposals for the area.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-E-12-RZ  
REZONING**



From: A (Agricultural)  
To: LI (Light Industrial)

Petitioner: Gilson, Andrew

Map No: 97

Jurisdiction: County



Original Print Date: 3/19/2012 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902