

▶ **FILE #:** 2-B-12-RZ

AGENDA ITEM # 22

AGENDA DATE: 2/9/2012

▶ **APPLICANT:** JOHN R. & BRENDA BURCHFIELD

OWNER(S): John R. & Brenda Burchfield

TAX ID NUMBER: 93 D E 010 & 011

JURISDICTION: City Council District 3

▶ **LOCATION:** West side of Texas Ave., north side of Fitz Dr.

▶ **APPX. SIZE OF TRACT:** 13720 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Texas Ave., a major collector street with 21' of pavement width within 55' 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)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** To combine with adjoining I-3 zoned property

EXTENSION OF ZONE: Yes, extension of I-3 from the south and west

HISTORY OF ZONING: None noted

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

South: Fitz Dr. - Building materials business / I-3 (General Industrial)

East: Texas Ave. - Auto parts supply business / I-2 (Restricted Manufacturing & Warehousing)

West: Building materials business / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This area along Texas Ave. is developed with light industrial uses under I-2 and I-3 zoning.

STAFF RECOMMENDATION:

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

I-3 is an extension of zoning from the south and west and is compatible 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 I-2, the request represents an extension of I-3 from the south and west. Permitted I-3 development would be consistent with what is found in the surrounding area, which includes a range of businesses and light industrial uses under I-2 and I-3 zoning.

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.

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. Texas Ave. has adequate capacity to handle any additional traffic which may be generated by more intense industrial use of this property.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

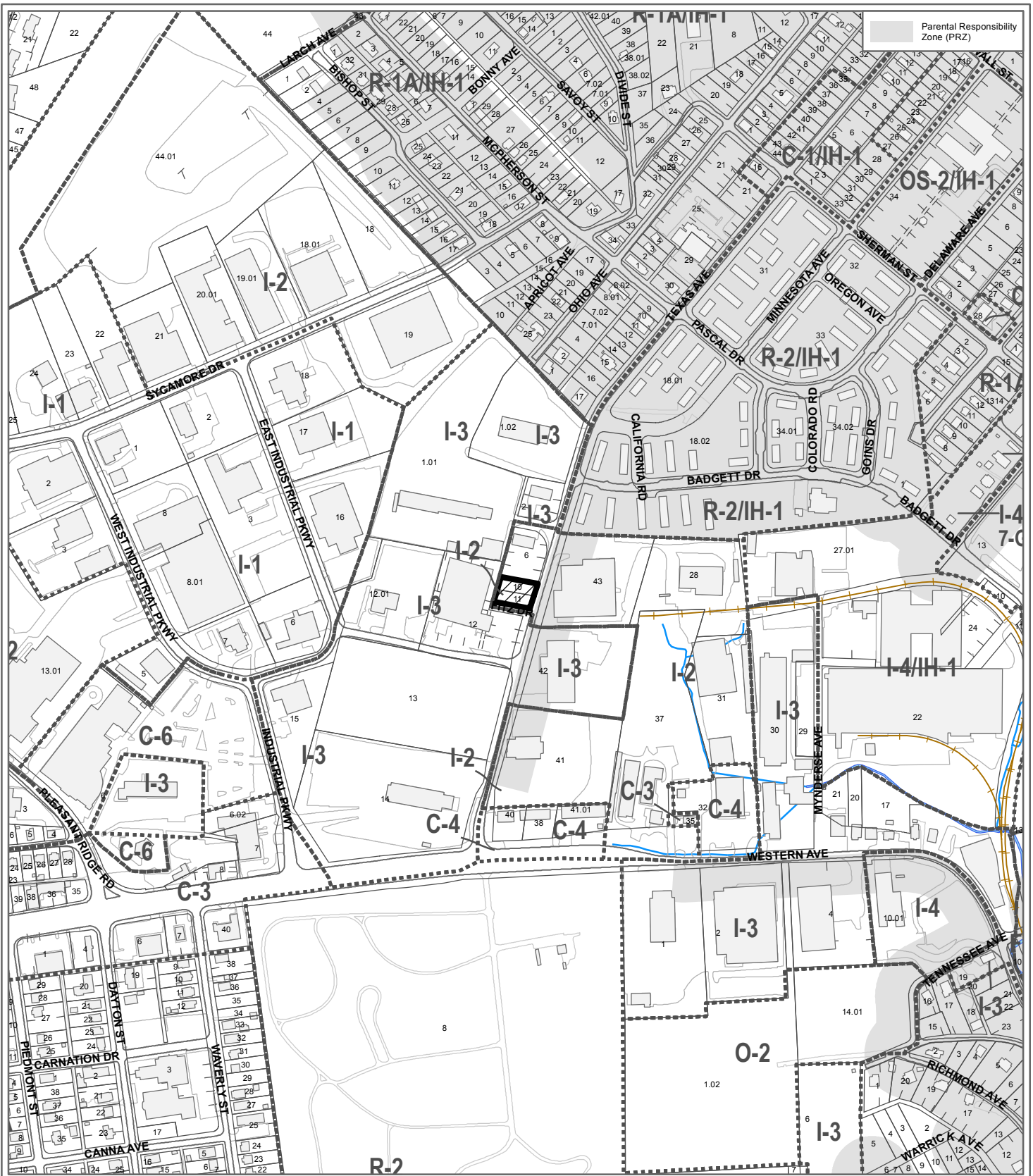
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed I-3 zoning.
2. The Central City Sector Plan proposes light industrial uses for this site, consistent with the proposed I-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/6/2012 and 3/20/2012. 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.



Parental Responsibility Zone (PRZ)

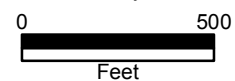
**2-B-12-RZ
REZONING**

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



Petitioner: Burchfield, John R. & Brenda

Map No: 93
Jurisdiction: City



Original Print Date: 1/25/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902