



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

▶ **FILE #:** 4-B-15-RZ
4-B-15-SP

AGENDA ITEM #: 28
AGENDA DATE: 4/9/2015

▶ **APPLICANT:** HARRISON CONSTRUCTION
OWNER(S): Harrison Construction

TAX ID NUMBER: 71 H D 010 & PT OF 009 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS:

▶ **LOCATION:** North side Rutledge Pike, east and west sides Spring Hill Rd.

▶ **TRACT INFORMATION:** 4.9 acres.

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Rutledge Pike, a major arterial street with 4 lanes within 80' of right-of-way, or Spring Hill Rd., a minor collector street with 23' of pavement width within 30' of right-of-way.

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

WATERSHED: Love Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-3 (General Industrial)

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

▶ **EXISTING LAND USE:** Equipment storage

▶ **PROPOSED USE:** Asphalt or concrete batch plant

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of HI from the north.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Railroad right-of-way, industrial storage / HI / I-4 (Heavy Industrial)
South: Rutledge Pike, commercial businesses / LI / C-4 (Highway & Arterial Commercial)
East: Trucking, trailer business / LI / I-3 (General Industrial)
West: Construction company / LI / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with light to heavy industrial and commercial uses under I-3, I-4 and C-4 zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 4-B-15-SP, amending the East City Sector Plan to GC (General Commercial)**

and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

This request is an extension of the existing heavy industrial designation from the north. The current sector plan does not recognize the existing I-4 zoning adjacent to the site to the east, which also allows heavy industrial use. This site has railroad access, with an adjacent siding, and is surrounded on all sides by compatible land uses. The placement of heavy industrial uses at this location is an expansion further away from the closest residential uses to the north.

► **RECOMMEND that City Council APPROVE I-4 (Heavy Industrial) zoning.**

I-4 zoning is an extension of zoning from the north and east. Approval of the request will not result in the placement of heavy industrial uses any closer to incompatible residential uses. The proposal is compatible with surrounding land uses and zoning and is consistent with the recommended sector plan amendment to heavy industrial. The request is consistent with the current One Year Plan designation and with the recommended amendment to the sector plan.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to any of the roads that this site fronts on. However, Rutledge Pike is classified as a major arterial street and Spring Hill Rd. is classified as a minor collector street. These streets have sufficient capacity to accommodate heavy industrial use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for light industrial uses for this property. However, I-4 zoning is already in place to the north and east of the site. The I-4 area to the east is not recognized by the sector plan. The requested plan amendment is a logical extension of the heavy industrial designation from the north. This general area around this intersection may be considered for a small area study to review the proposed land use pattern in the area and possibly broaden the area proposed for heavy industrial uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The property is surrounded by I-3 and I-4 zoning. Heavy industrial development and zoning have been established to the north and east and are appropriate at this industrial node fronting on a major arterial street (Rutledge Pike).

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The trend has been long established that this area of Rutledge Pike is appropriate for industrial development. This proposal is an expansion of heavy industrial land uses and zoning.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Although there have been no substantially changed conditions in the area, industrial uses and zoning, including I-4, have long been established in this area.
2. Approval of this request does not place industrial uses any closer to incompatible residential uses. I-4 zoning is already in place to the north, in closer proximity to the residential area to the north.
3. I-4 zoning is compatible with the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested 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 impacts on

surrounding property. Such uses are not properly associated with, nor compatible with residential, institutional, retail business or light industrial uses.

2. Based on the above description, this site is appropriate for heavy industrial use under I-4 zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sanitary sewer utilities are available to the site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type of uses that were developed on the site. Rutledge Pike is a major arterial street capable of handling the additional traffic that may be generated. Spring Hill Rd. is 23 feet wide and classified as a minor collector street. There is a traffic signal at the intersection of Spring Hill Rd. and Rutledge Pike, which will help to facilitate the safe movement of trucks in and out of the site.
3. I-4 zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.

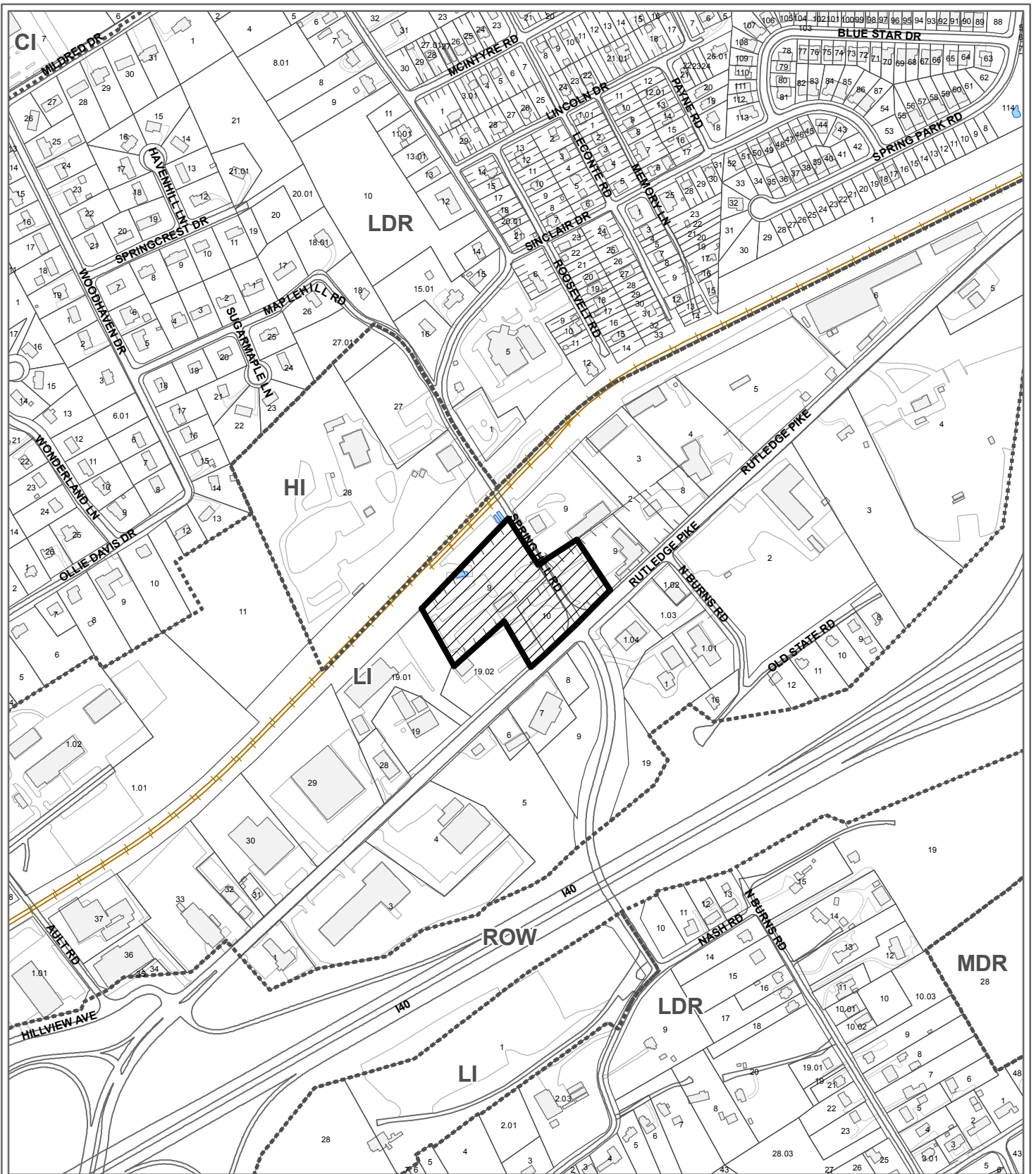
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment of the East City Sector Plan to HI (Heavy Industrial), the requested I-4 zoning is consistent with the sector plan.
2. The City of Knoxville One Year Plan designates this site for mixed uses, limited to LI or HI, consistent with either I-3 or I-4 zoning.
3. This site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of I-4 zoning for the subject property could lead to future similar requests in the area on other I-3 properties in the area, which could be reviewed and considered on a case by case basis.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/12/2015 and 5/26/2015. 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.



**4-B-15-SP / 4-B-15-RZ
EAST CITY SECTOR PLAN AMENDMENT**

From: LI (Light Industrial)
To: HI (Heavy Industrial)



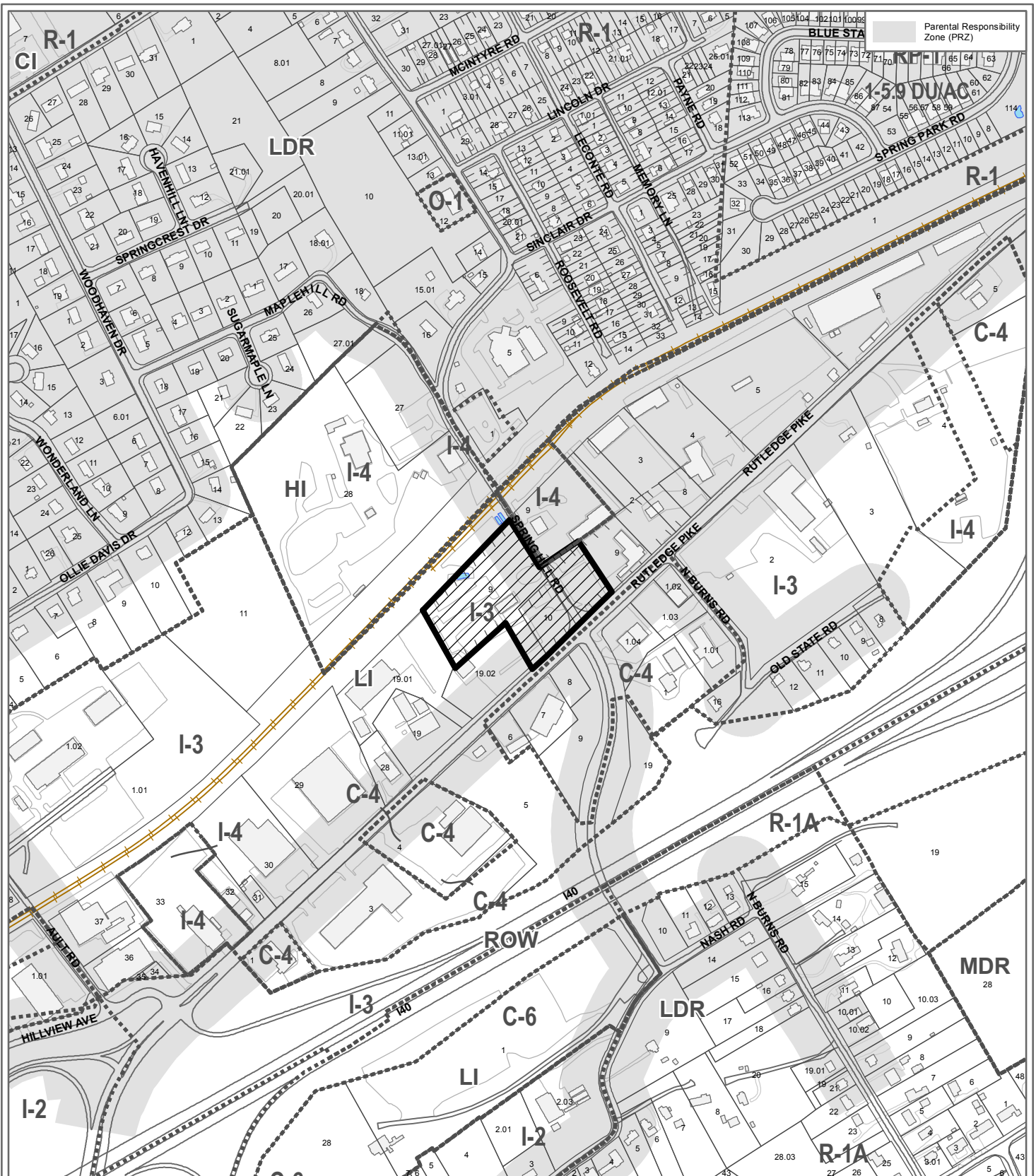
Petitioner: Harrison Construction

Map No: 71

Jurisdiction: City



Original Print Date: 3/23/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**4-B-15-RZ
REZONING**

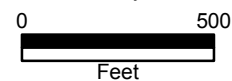
From: I-3 (General Industrial)
To: I-4 (Heavy Industrial)



Petitioner: Harrison Construction

Map No: 71

Jurisdiction: City



Original Print Date: 3/23/2015
Revised:
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**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Harrison Construction, has submitted an application to amend the Sector Plan from Light Industrial to Heavy Industrial, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the East City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on April 9, 2015, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East City Sector Plan, with its accompanying staff report and map, file #4-B-15-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary