

▶ **FILE #:** 2-E-15-RZ

AGENDA ITEM #: 33

AGENDA DATE: 2/12/2015

▶ **APPLICANT:** JUSTIN ELLIS

OWNER(S): Justin Ellis

TAX ID NUMBER: 92 L C 021

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1711 Jackson Rd

▶ **LOCATION:** West side Jackson Rd., north of Amherst Rd.

▶ **APPX. SIZE OF TRACT:** 1.71 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Jackson Rd., a minor collector street with 21' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Light industrial business

▶ **PROPOSED USE:** Upfit trucks for industrial/utility uses (automobile assembly and rebuild)

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

HISTORY OF ZONING: The subject property was rezoned from R-1 to I-2 in 1989 with the One Year Plan amendment to LI (1-E-89-PA/4-C-89-RZ).

SURROUNDING LAND USE AND ZONING: North: Warehouses / I-1 (Planned Industrial)

South: Railroad R-O-W, industrial building and parking / I-3 (General Industrial)

East: Jackson Rd. - House / R-1 (Low Density Residential)

West: Industrial building / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This site is located in the northwestern corner of an established light industrial area off of Amherst Rd., mostly zoned I-3. Residential uses are located to the north and east, zoned RP-1 and R-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to 1 condition.**

1. The existing stand of trees along Jackson Rd. (see attached aerial photo) must not be removed and a Type 'A' landscape screen (see attached) must be installed along the north property line to a depth of 250 feet from the western edge of the Jackson Rd. right-of-way.

With the above recommended conditions, I-3 is appropriate as an extension of zoning from the south and west. The property is already developed with a light industrial use. The recommended condition for landscape screening will minimize the visual impact on the residential uses to the north and east. I-3 zoning is consistent

with both the One Year Plan and sector plan designations for the property.

COMMENTS:

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. I-3 is a logical extension of zoning from the south and west.
2. I-3 zoning is consistent with both the One Year Plan and sector plan designations for the property.
3. The recommended condition should help to minimize the visual impacts on residential uses to the north and east. The Urban Park condominium development off Metropolitan Way to the northeast was established in the mid-2000's, well after light industrial uses were established on this site. The subject property was rezoned I-2 with the associated LI One Year Plan designation in 1989 (4-C-89-PA/1-E-89-PA) The Jackson Square development further north off Windtree Ln. was established around 1988.

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

1. The requested I-3 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. 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 and intent, as well as the permitted uses, this property is appropriate to be rezoned to I-3.

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. Establishment of I-3 zoning at this location should have minimal impact on nearby residential properties. The industrial building and use on the site has been established since at least 1989. Also, the recommended condition will provide additional screening of the site from the residential uses to the north and east.
2. The recommended I-3 zoning, with the condition, is compatible with the surrounding land uses and zoning pattern.
3. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
4. The existing streets are adequate to handle traffic generated by general industrial uses on the site.

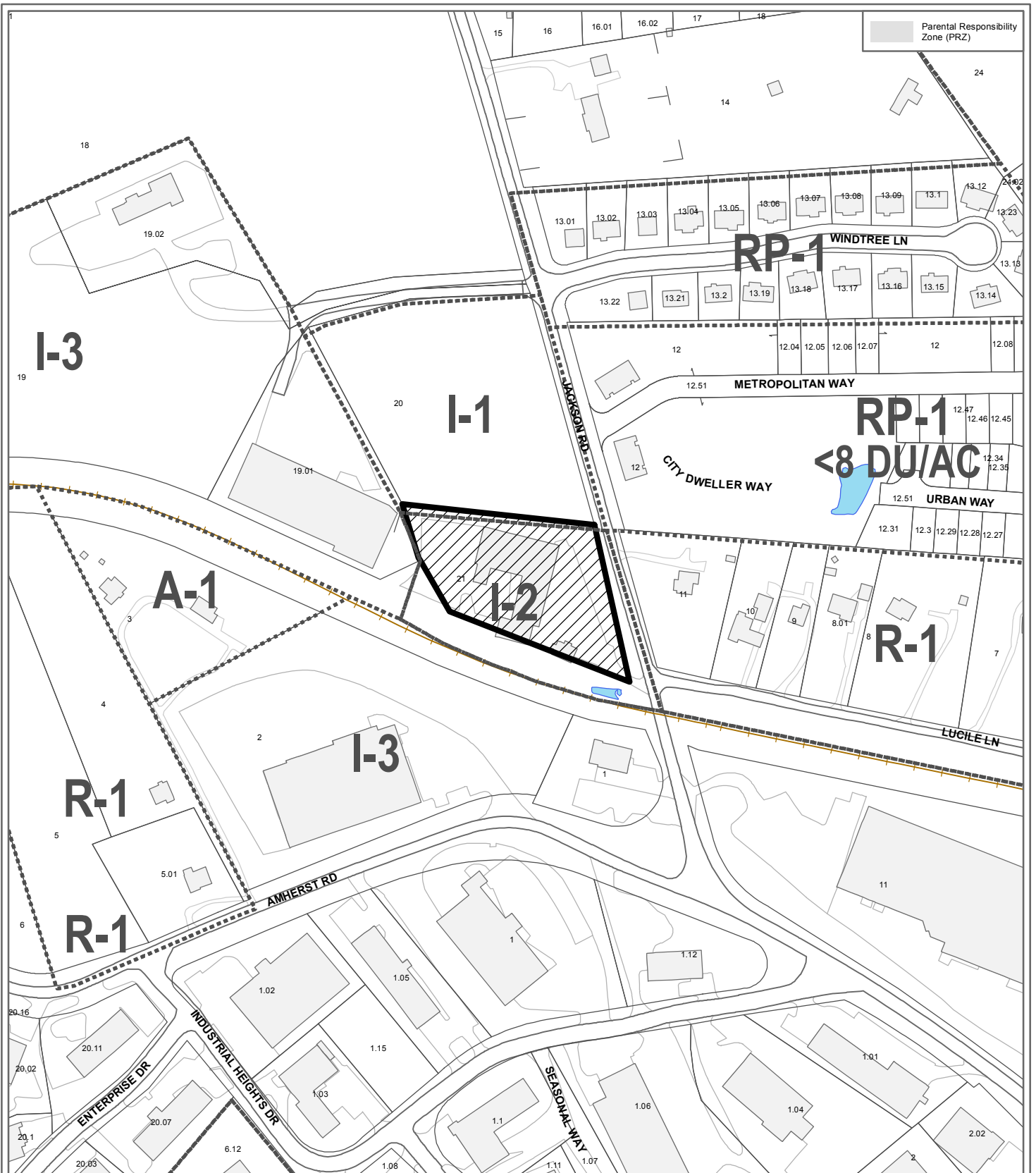
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan and the Knoxville One Year Plan both propose light industrial uses, which is consistent with both the current I-2 and the requested I-3 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/17/2015 and 3/31/2015. 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.



**2-E-15-RZ
REZONING**

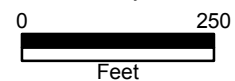
From: I-2 (Restricted Manufacturing and Warehousing)
To: I-3 (General Industrial)



Petitioner: Ellis, Justin

Map No: 92

Jurisdiction: City



Original Print Date: 1/23/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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0 100 Feet

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Type "A" Screen: Dense

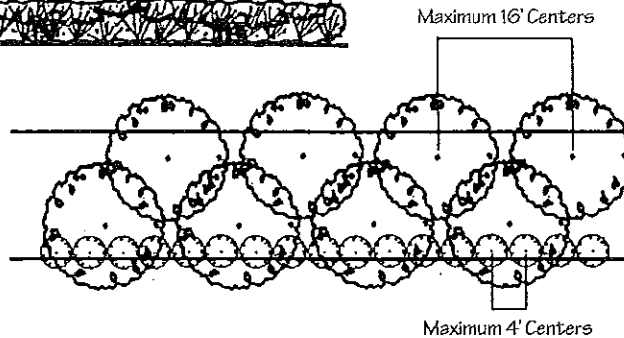
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

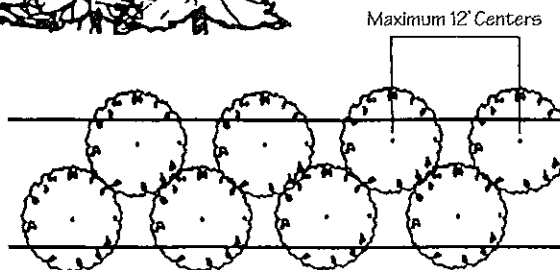
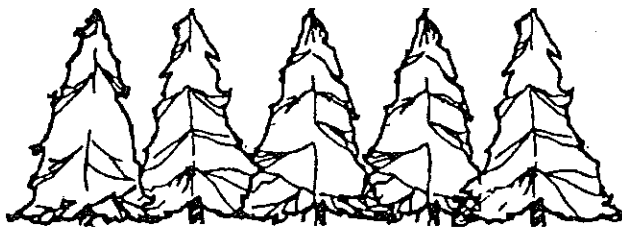
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 865 215-2500
Fax: 865 215-2068
Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.