

▶ **FILE #:** 5-A-15-RZ

AGENDA ITEM #: 24

AGENDA DATE: 5/14/2015

▶ **APPLICANT:** HAL NGO

OWNER(S): Hal Ngo

TAX ID NUMBER: 70 K E 01301

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4422 Shangri-La Dr

▶ **LOCATION:** South side Shangri-La Dr., southwest of Ault Rd.

▶ **APPX. SIZE OF TRACT:** 5.03 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Shangri-La Dr., a local street with 26' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Excavating company

EXTENSION OF ZONE: Yes, extension of I-3 from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Shangri-La Dr. - Vacant lots, houses / R-1 (Low Density Residential)

South: Railroad right-of-way / I-2 (Restricted Manufacturing & Warehousing)

East: Parking, warehouse / I-3 (General Industrial)

West: Vacant land / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: To the south and east are industrial and commercial uses, zoned I-3, I-4, C-4 and O-1. To the north are residential uses, zoned R-1 and R-1A.

STAFF RECOMMENDATION:

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

1. Within the required 35 foot front yard building setback, a Type "A" dense landscape screen (see attached) must be installed along the entire length (about 430 feet) of the northern property line, with the exception of the area where vehicular access into the site is provided.

With the recommended condition, I-3 zoning is appropriate for this site. I-3 is an extension of zoning from the east and is consistent with the sector plan and One Year Plan proposals for the site. The site is also adjacent to a rail line.

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. Although there have been no substantially changed conditions in the area , industrial uses and zoning, including I-3, have long been established in this area.
2. Approval of this request does not place industrial uses any closer to incompatible residential uses. I-3 zoning is already in place to the east, in similar proximity to the residential area to the north. The proposal is a logical extension of I-3 zoning from the east.
3. I-3 zoning is compatible with the established 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-3 (General Industrial) zoning district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These land uses do not depend primarily on frequent personal visits from 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, this site is appropriate for general industrial use under I-3 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. Shangri-La Dr. leads to Ault Rd. to the east. Ault Rd. south goes to Rutledge Pike, just east of its interchange with I-40. The distance from the site to the west I-40 on-ramp is about a half-mile.
3. With the recommended condition, I-3 zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.

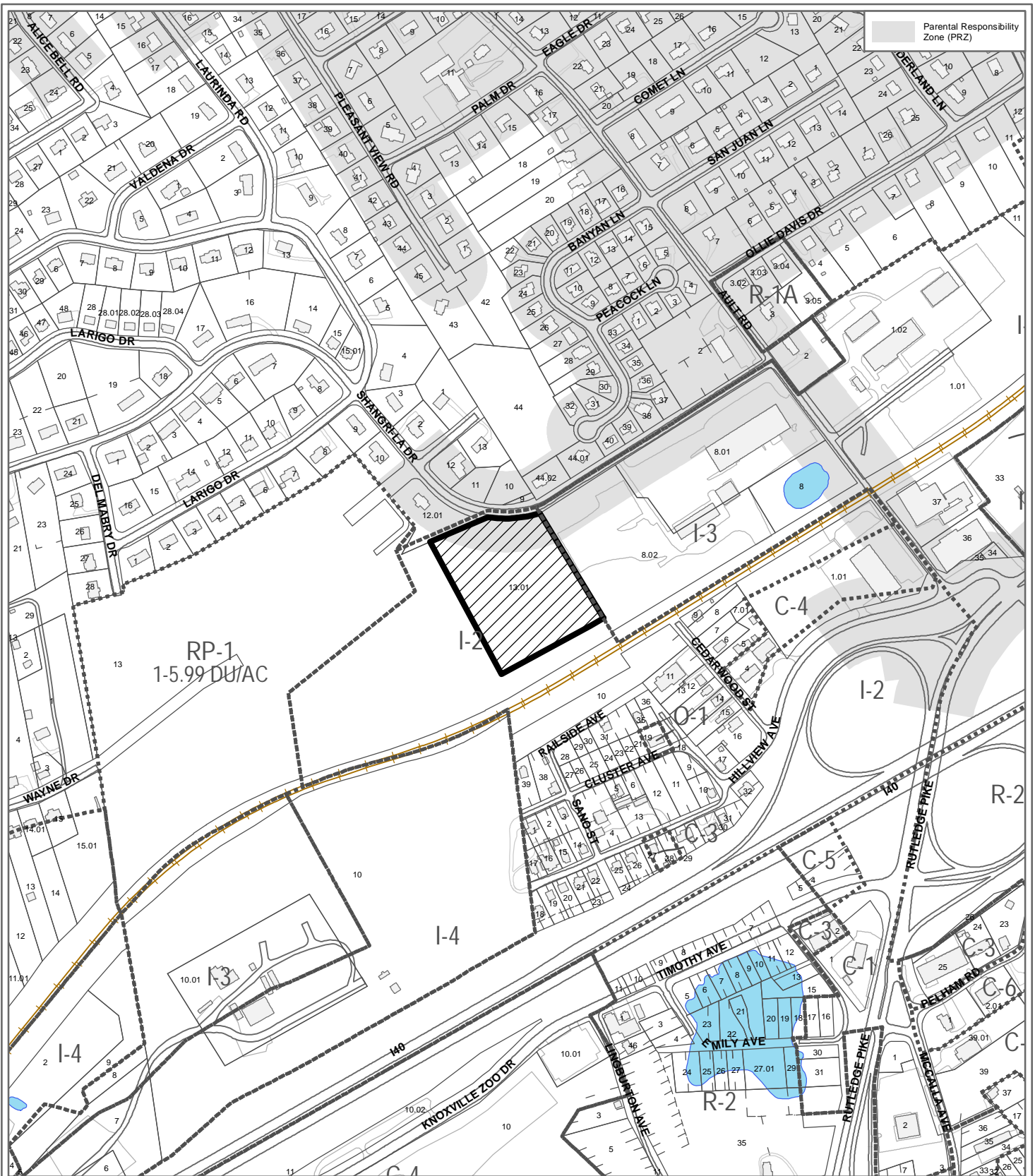
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East City Sector Plan and the City of Knoxville One Year Plan both propose LI (Light Industrial) uses, consistent with the proposed I-3 zoning.
2. This site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of I-3 zoning for the subject property could lead to future similar requests in the area on other properties to the east, which would be consistent with plans. Any future rezoning requests would be reviewed 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 6/9/2015 and 6/23/2015. 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.



**5-A-15-RZ
REZONING**

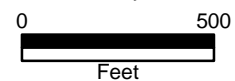
From: I-2 (Restricted Manufacturing and Warehousing)
To: I-3 (General Industrial)

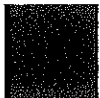


Petitioner: Ngo, Hal

Map No: 70
Jurisdiction: City

Original Print Date: 4/27/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





GUIDELINES

LANDSCAPE SCREENING

DESIGN

Type "A" Screen: Dense

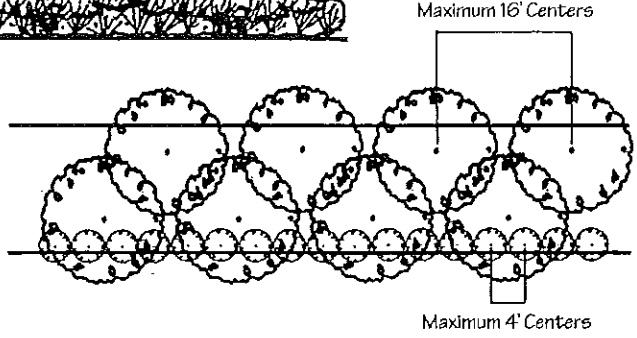
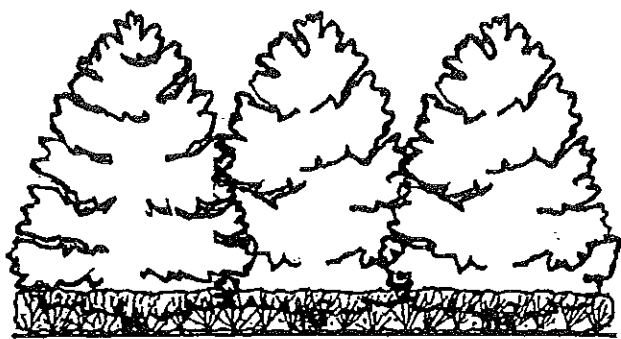
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

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

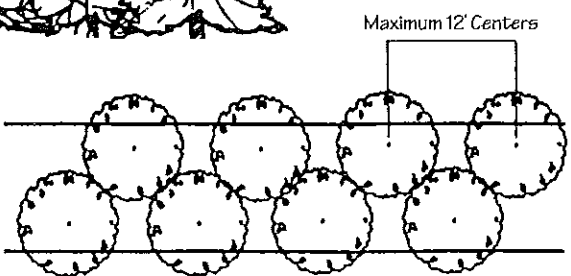
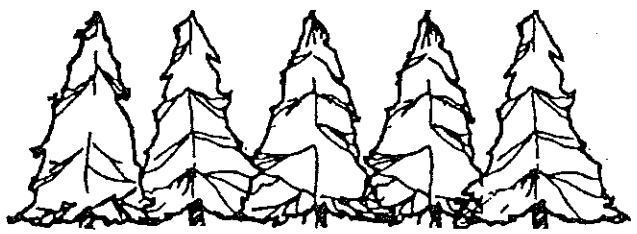
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

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.