



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

▶ **FILE #:** 7-C-16-SP

AGENDA ITEM #: 32

AGENDA DATE: 7/14/2016

▶ **APPLICANT:** TRINITY BUSINESS GROUP, LLC

OWNER(S): Trinity Business Group, LLC

TAX ID NUMBER: 81 C M 01902

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 302 North Ave

▶ **LOCATION:** Northwest side North Ave., northwest of Cornelia St.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via North Ave., a local street with 15' of pavement width within 35' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **PROPOSED PLAN DESIGNATION:** HI (Heavy Industrial)

▶ **EXISTING LAND USE:** Parking and storage

▶ **PROPOSED USE:** Processing of organic yard waste

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant land, railroad right-of-way / LI

South: North Ave., residences - TDR

East: Recycling, waste storage yard / LI

West: Construction materials storage yard / LI

NEIGHBORHOOD CONTEXT This site is located within a light industrial area that runs along the railroad right-of-way, zoned I-3 and I-4. To the north and south of this area are residential neighborhoods, zoned R-2/IH-1.

STAFF RECOMMENDATION:

▶ **DENY the request to amend the future land use map of the Central City Sector Plan to HI (Heavy Industrial) land use classification.**

Heavy industrial uses are not appropriate for this site. All industrial zoning on the south side of the railroad is I-3. The access to the site from North Ave. is not sufficient for more intense heavy industrial uses, that generally

include trips from large semi-trucks. North Ave. is very narrow and the site's only access is through the adjacent residential neighborhood.

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 changes have occurred in the area to now warrant a change of the sector plan for this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan currently designates this site for LI (Light Industrial) uses, consistent with its current I-3 zoning. These designations are appropriate, intentional and have long been in place, so there is no error in the plan.

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

The plan designation of LI for this area has long been in place. There has been no change in policy related to development in this area.

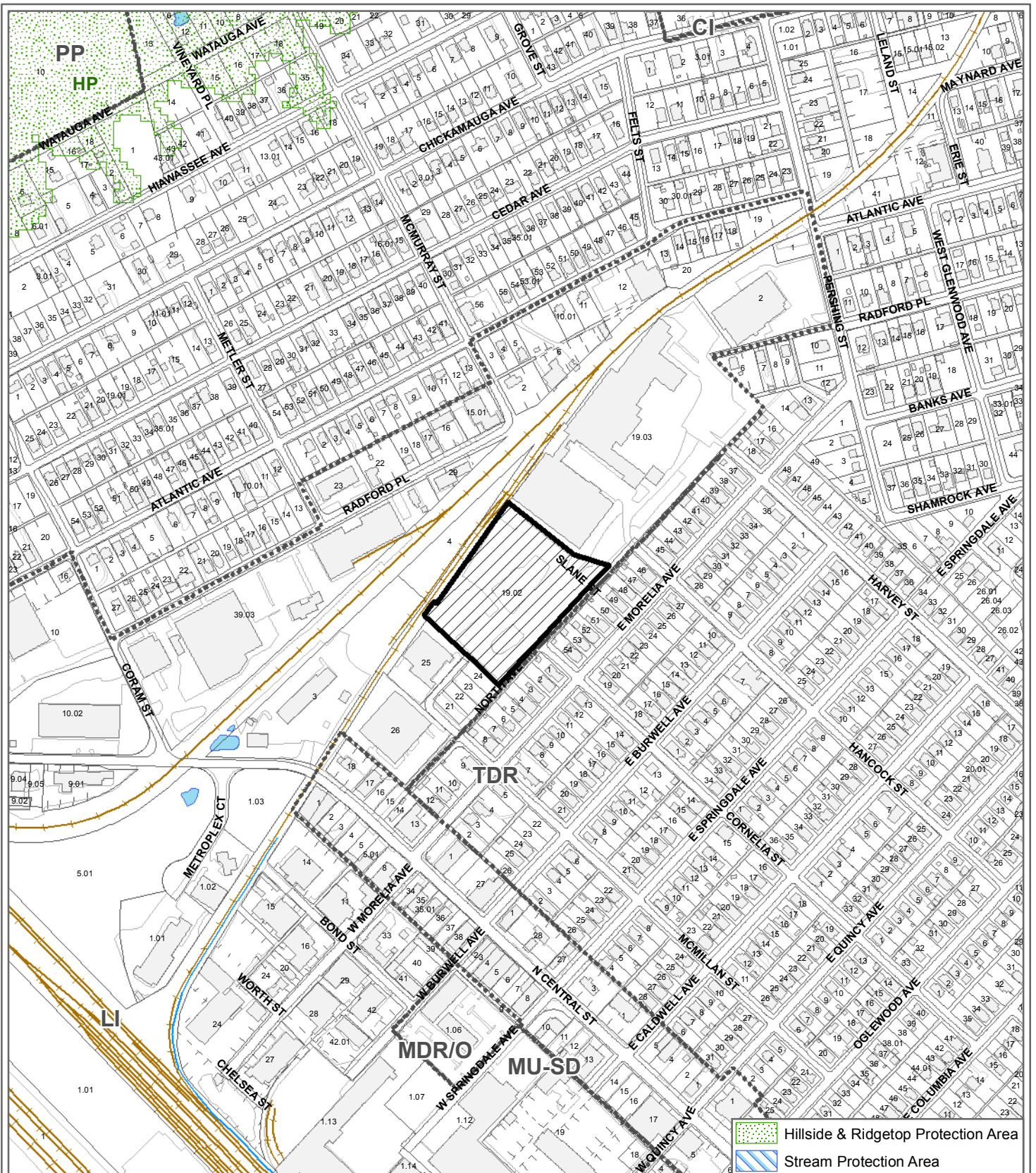
TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:



No new information or trends have emerged to justify the need for a plan amendment. The proposed land use pattern has long been established in this area and should be maintained. Allowing heavy industrial use of this site would add to the negative impact of having industrial uses directly adjacent to an established

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/16/2016 and 8/30/2016. 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.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

7-C-16-SP
CENTRAL CITY SECTOR PLAN AMENDMENT

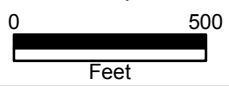


From: LI (Light Industrial)
 To: HI (Heavy Industrial)

Petitioner: Trinity Business Group, LLC

Map No: 81
 Jurisdiction: City

Original Print Date: 6/15/2016 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

▶ **FILE #:** 7-E-16-RZ
 7-C-16-PA

AGENDA ITEM #: 32
AGENDA DATE: 7/14/2016

▶ **APPLICANT:** TRINITY BUSINESS GROUP, LLC
 OWNER(S): Trinity Business Group, LLC

TAX ID NUMBER: 81 C M 01902 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 302 North Ave

▶ **LOCATION:** Northwest side North Ave., northwest of Cornelia St.

▶ **TRACT INFORMATION:** 5 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via North Ave., a local street with 15' of pavement width within 35' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second 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:** Parking and storage

▶ **PROPOSED USE:** Processing of organic yard waste

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Vacant land, railroad right-of-way / LI / I-4 (Heavy Industrial)

South: North Ave., residences - TDR - R-2 (General Residential) / IH-1 (Infill Housing Overlay)

East: Recycling, waste storage yard / LI / I-3 (General Industrial)

West: / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This site is located within a light industrial area that runs along the railroad right-of-way, zoned I-3 and I-4. To the north and south of this area are residential neighborhoods, zoned R-2/IH-1.

STAFF RECOMMENDATION:

▶ **DENY HI (Heavy Industrial) One Year Plan designation.**

Heavy industrial uses are not appropriate for this site. All industrial zoning on the south side of the railroad is I-3. The access to the site from North Ave. is not sufficient for more intense heavy industrial uses, that generally include trips from large semi-trucks. North Ave. is very narrow and the site's only access is through the adjacent residential neighborhood.

► **DENY I-4 (Heavy Industrial) zoning.**

Staff maintains that the current zoning be retained in order to minimize further negative impact on the adjacent residential neighborhood to the south. The current zoning allows reasonable use of the property.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. **AN ERROR IN THE PLAN** - The One Year Plan currently designates this site for LI (Light Industrial) uses, consistent with its current I-3 zoning. These designations are appropriate, intentional and have long been in place, so there is no error in the plan.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No changes have occurred in the area to now warrant a change of the One Year Plan for this site. Public water and sewer utilities are available to serve the site.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - The plan designation of LI for this area has long been in place. There has been no change in policy related to development in this area.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available to reveal the need for a plan amendment. The proposed land use pattern has long been established in this area and should be maintained. Allowing heavy industrial use of this site would add to the negative impact of having industrial uses directly adjacent to an established neighborhood.

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. There have been no substantially changed conditions in this area that would warrant a plan or zoning change for this property. Residential uses continue to be maintained in the surrounding area, which would receive further adverse impacts if I-4 zoning were approved for this site.
2. Maintaining the current I-3 zoning will minimize the impact on the surrounding residential areas to the south by prohibiting more intense industrial use and development of the site. The current I-3 zoning, although not ideal as far as compatibility with residential, at least limits the site to primarily indoor, less intense industrial uses.
3. Rezoning this property to I-4 will further add to the negative impact on the surrounding residential areas. The applicant has reasonable use of the property under the current I-3 zoning.
4. All vehicular access to the site is through residential streets and neighborhoods. Allowing access to a more intense use through these areas is not appropriate.

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. If the site is approved for the requested I-4 zoning, staff believes that it would have an unnecessary negative impact on the adjacent residential areas.
3. Approval of this request could lead to future requests for I-4 zoning on surrounding properties currently zoned I-3, which are also adjacent to non-compatible, residential uses.
4. The sector plan correctly identifies the area for light industrial uses, consistent with its current 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. North Ave.. is a local street that is not appropriate for heavy truck traffic that could be associated with I-4 uses.
3. Allowing heavier industrial uses on the site may add to the detrimental impacts on surrounding residential properties, with the potential for increased noise, lighting, building lot coverage, signage and traffic.

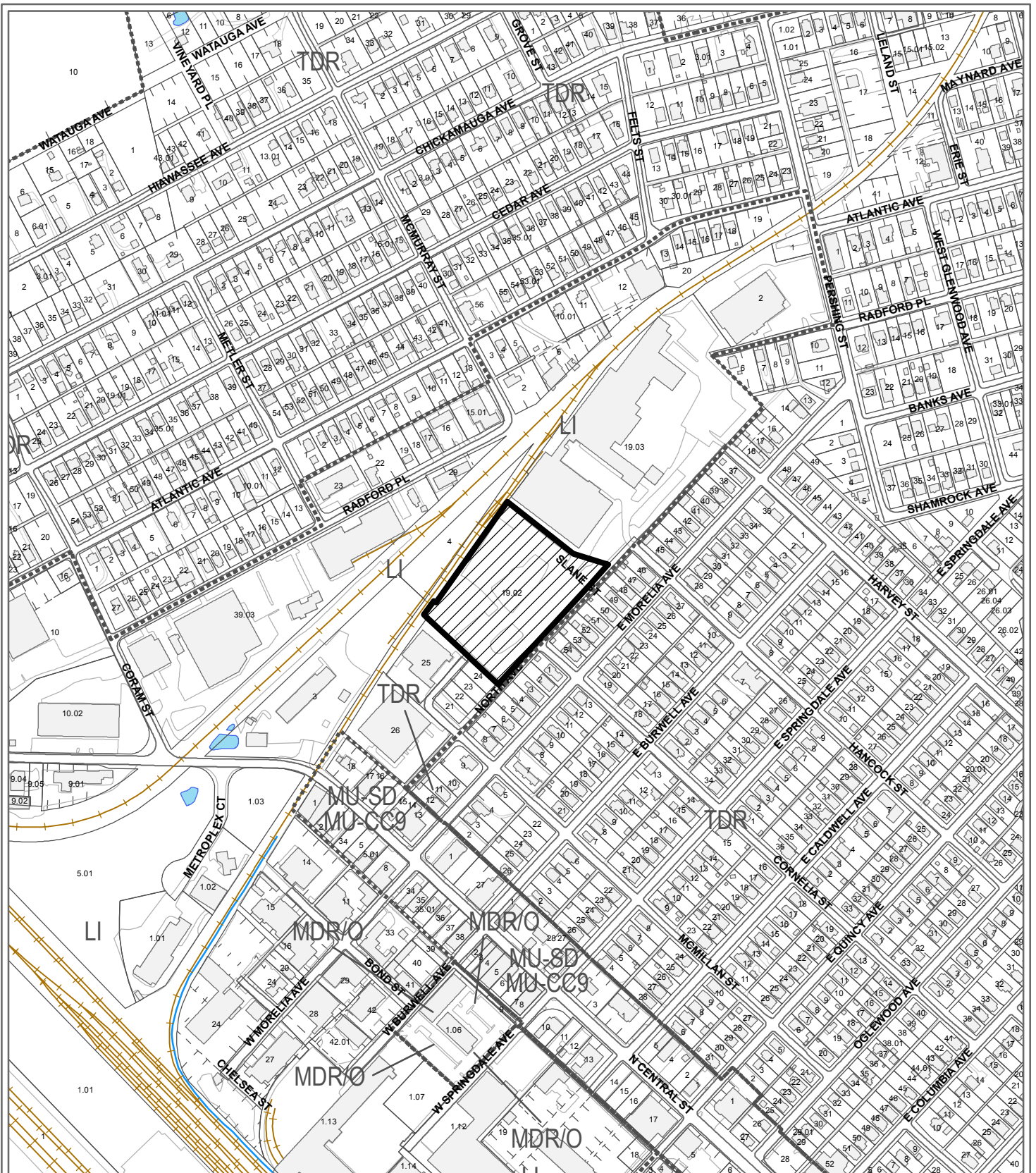
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and the Knoxville One Year Plan both designate this site for light industrial uses, consistent with the current 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-4 zoning for the subject property could lead to future similar requests in the area on other I-3 properties in the area, which are also adjacent to residential and other less intense uses.

ESTIMATED TRAFFIC IMPACT: Not required.

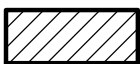
ESTIMATED STUDENT YIELD: Not applicable.

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**7-C-16-PA / 7-E-16-RZ
PLAN AMENDMENT**

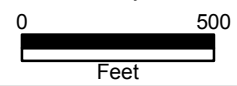
Petitioner: Trinty Business Group, LLC

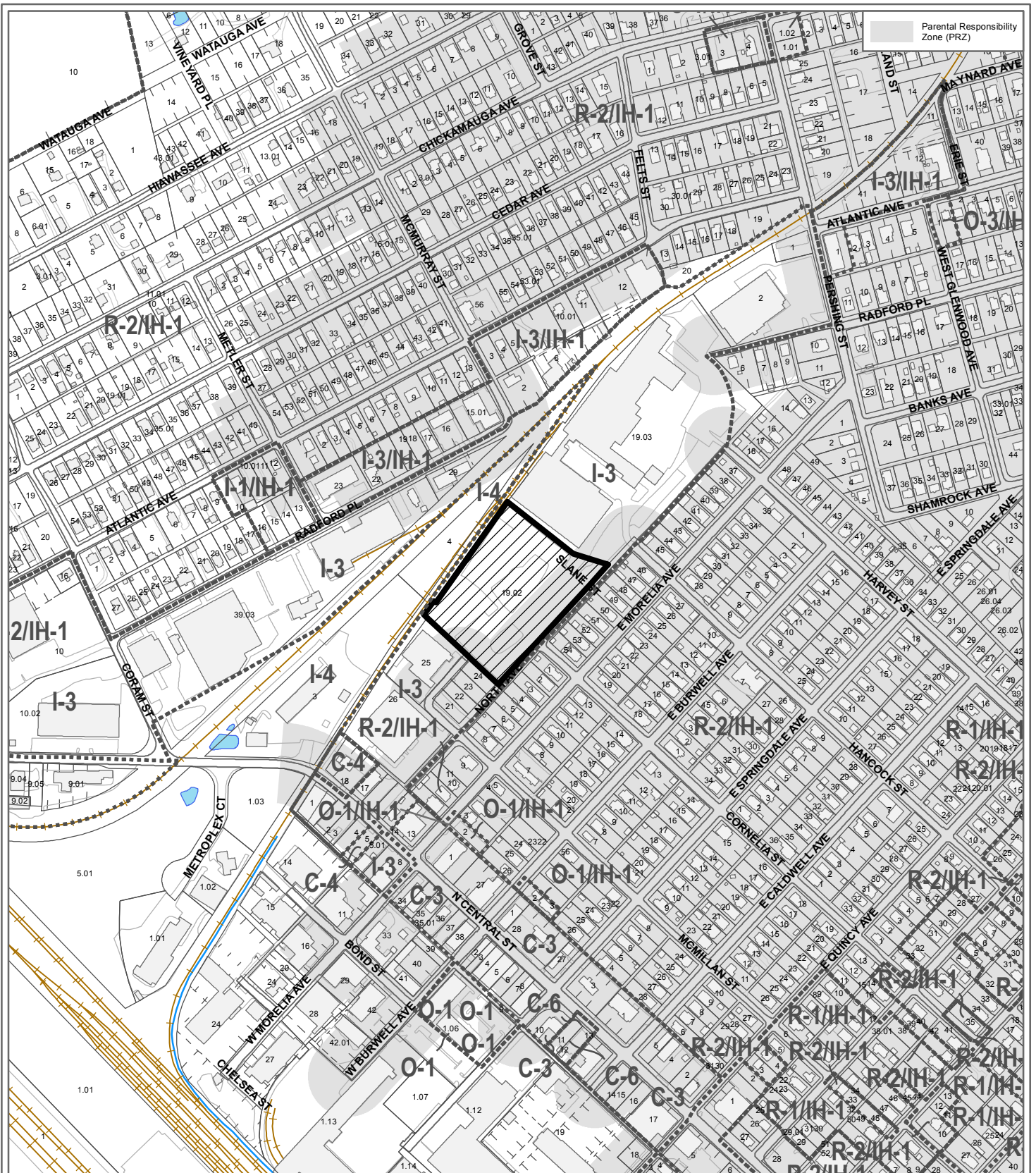


From: LI (Light Industrial)
To: HI (Heavy Industrial)

Map No: 81
Jurisdiction: City

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Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**7-E-16-RZ
REZONING**

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



Original Print Date: 6/23/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Trinty Business Group, LLC

Map No: 81
Jurisdiction: City

