

▶ **FILE #:** 10-C-17-RZ **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 10/12/2017 **AGENDA DATE:** 12/14/2017
 ▶ **APPLICANT:** **AVERY LEON CLARK JR.**
 OWNER(S): Avery Leon Clark Jr.

TAX ID NUMBER: 97 01805 [View map on KGIS](#)
 JURISDICTION: County Commission District 8
 STREET ADDRESS: 2710 E Governor John Sevier Hwy
 ▶ **LOCATION:** **Northeast side E. Governor John Sevier Hwy., west side Cinder Ln.**
 ▶ **APPX. SIZE OF TRACT:** **4.72 acres**
 SECTOR PLAN: East County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via E. Gov. John Sevier Hwy., a major arterial street with 45' of pavement within a 120' right-of-way
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Swan Pond Creek

▶ **PRESENT ZONING:** **CA (General Business)**
 ▶ **ZONING REQUESTED:** **I (Industrial)**
 ▶ **EXISTING LAND USE:** **Vacant land**
 ▶ **PROPOSED USE:** **Any use permitted in I zoning district**
 EXTENSION OF ZONE: Yes, from the north, east, and west.
 HISTORY OF ZONING: None noted.
 SURROUNDING LAND USE AND ZONING: North: Distribution center, gas station / I (Industrial), CA (General Business)
 South: Vacant land, commercial / I (Industrial), CA (General Business)
 East: Cinder Ln., houses, industrial / I (Industrial), A (Agricultural)
 West: Gov. John Sevier Hwy, bank, gas station, industrial / I (Industrial)
 NEIGHBORHOOD CONTEXT: This site is near the Forks of the River Industrial Park that was developed in the 1960's under I zoning. The area is developed with commercial, office and residential uses in the CA and I zones.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE I (Industrial) zoning.**

I zoning is consistent with the LI (light industrial) sector plan designation for the site and will allow uses compatible with the surrounding land uses and zoning pattern.

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 (Industrial) zoning at this location will allow uses that are compatible with the surrounding development and zoning pattern.
2. I zoning is consistent with the LI (Light Industrial) sector plan proposal for this site.
3. I zoning abuts the property to the north, east and west, directly across E. Governor John Sevier Hwy. CA zoning abuts a small portion of the property to the northwest and southeast.

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

1. The intent of the requested I zoning is to provide areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. 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 are not properly associated with, nor compatible with residential, institutional and retail commercial uses.
2. The subject property is adjacent to commercial and residential uses, however, the residential uses are currently zoned I (Industrial) and the commercial uses are small and provide services for the businesses and employees in the surrounding industrial park. These consist of gas stations, urgent care clinic, hair salon, restaurant and small retail establishments.

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 sewer utilities are available to the site.
2. The proposal would have no impact on schools and little impact on the street system since it has access to a major arterial street.
3. The impact of this proposal on surrounding properties should be minimal since the majority of the nearby properties are zoned Industrial.

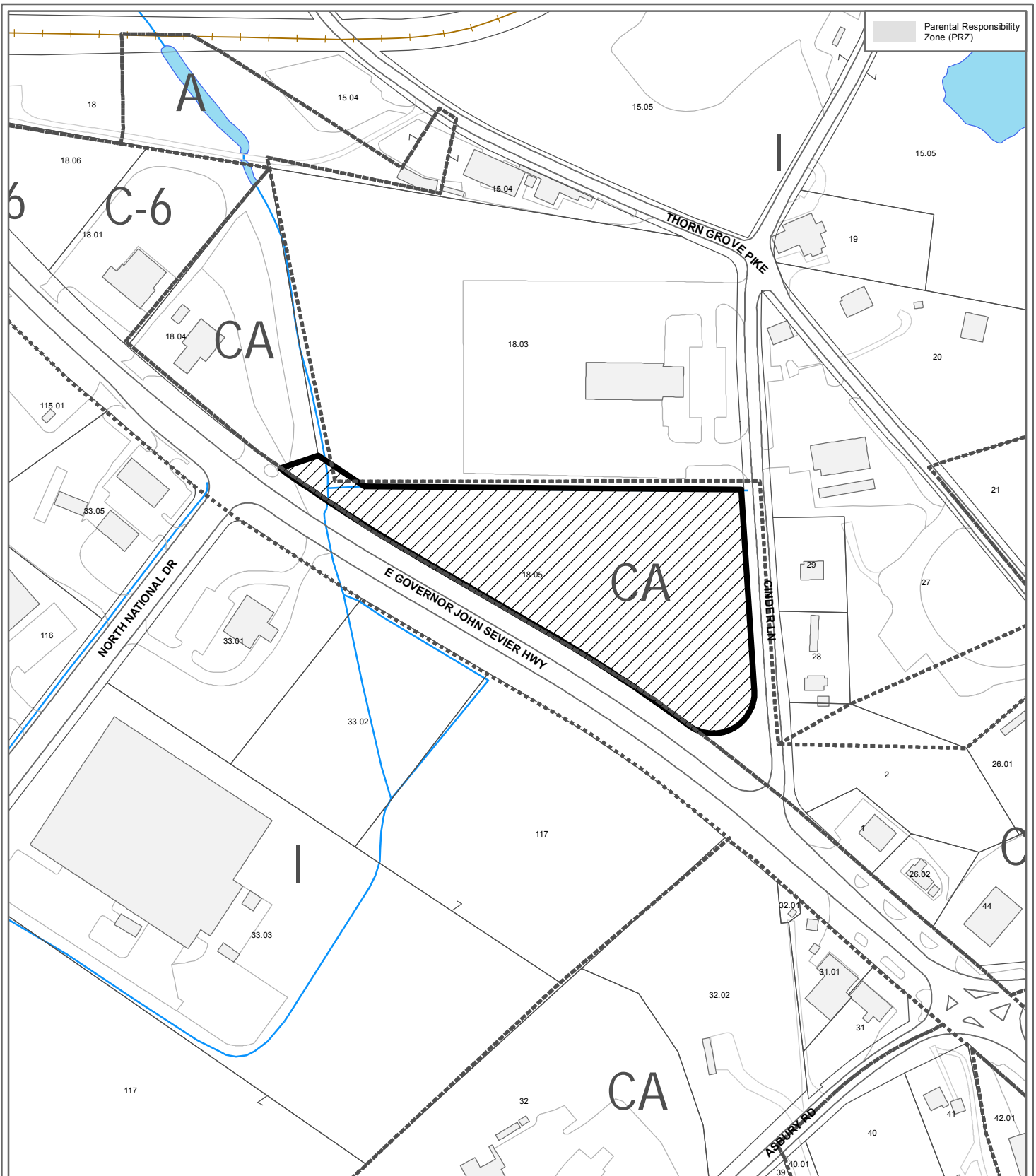
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The East County Sector Plan proposes light industrial uses for this site, consistent with the proposed I (Industrial) zoning.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-C-17-RZ
REZONING**

From: CA (General Business)
To: I (Industrial)



Petitioner: Clark Jr., Avery Leon

Map No: 97

Jurisdiction: County



Original Print Date: 9/20/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SP: LI (everything around zone I under LI-50)

KNOXVILLE, TENNESSEE COUNTY

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

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400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: Avery Leon Clark Jr.

Date Filed: 7/24/17 Meeting Date: Oct. 12, 2017

Application Accepted by: Brussean

Fee Amount: \$1000 File Number: Rezoning 10-C-17-R2

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 2710 E. Gov. John Sevier Hwy

General Location: NE side E Gov John Sevier Hwy, W side Cindy Ln

Parcel ID Number(s): 097-01805

Tract Size: 4.72 ac

Existing Land Use: Vacant land

Planning Sector: East County

Growth Policy Plan: Planned Growth

Census Tract: 54.01

Traffic Zone: 67

Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Avery Leon Clark, Jr

Company: _____

Address: 4920 Old French Rd

City: Knoxville State: Tn Zip: 37920

Telephone: 865-573-9035

Fax: _____

E-mail: _____

Requested Change

REZONING

FROM: CA

TO: I

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: alaska Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

PROPOSED USE OF PROPERTY

Any use permitted in I zone.

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

