

▶ **FILE #:** 6-E-17-RZ

**AGENDA ITEM #:** 39

**AGENDA DATE:** 6/8/2017

▶ **APPLICANT:** JHS LIMITED PARTNERSHIP

OWNER(S): JHS Limited Partnership

TAX ID NUMBER: 94 A A 030

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2601 Western Ave

▶ **LOCATION:** West side Mynderse Ave., north of Western Ave.

▶ **APPX. SIZE OF TRACT:** 2.61 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Mynderse Ave., a local street with 26' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** Industrial

▶ **PROPOSED USE:** Industrial use

EXTENSION OF ZONE: Yes, extension of I-2 zoning from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Industrial business - I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

South: Light industrial, parking / I-3 (General Industrial)

East: Mynderse Ave., industrial warehousing - I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

West: Light industrial / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial and light to heavy industrial uses, under C-3, C-3, I-2, I-3 and I-4 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE I-2 (Restricted Manufacturing & Warehousing) zoning.**

I-2 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern. The request is consistent with the proposals of both the One Year Plan and sector plan.

**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. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The request is a logical extension of I-2 zoning from the west.
3. The site is located in an area of already established industrial uses and the proposal is an consistent with that pattern. The requested I-2 zoning is actually less intense than the current I-3 zoning in place.
4. The proposal is consistent with both the sector plan and one year plan proposals for the site.

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

1. The I-2 (Restricted Manufacturing & Warehousing) zone is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general and heavy industrial districts. Regulations are intended to prevent frictions between uses with the district and also to protect nearby residential areas.
2. Based on the above general intent, this site is appropriate for I-2 zoning and development.

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. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed. Western Ave. is a major arterial street capable of handling the additional traffic that may be generated under I-2 zoning.
2. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.
3. Public water and sewer utilities are available to serve the site. I-2 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

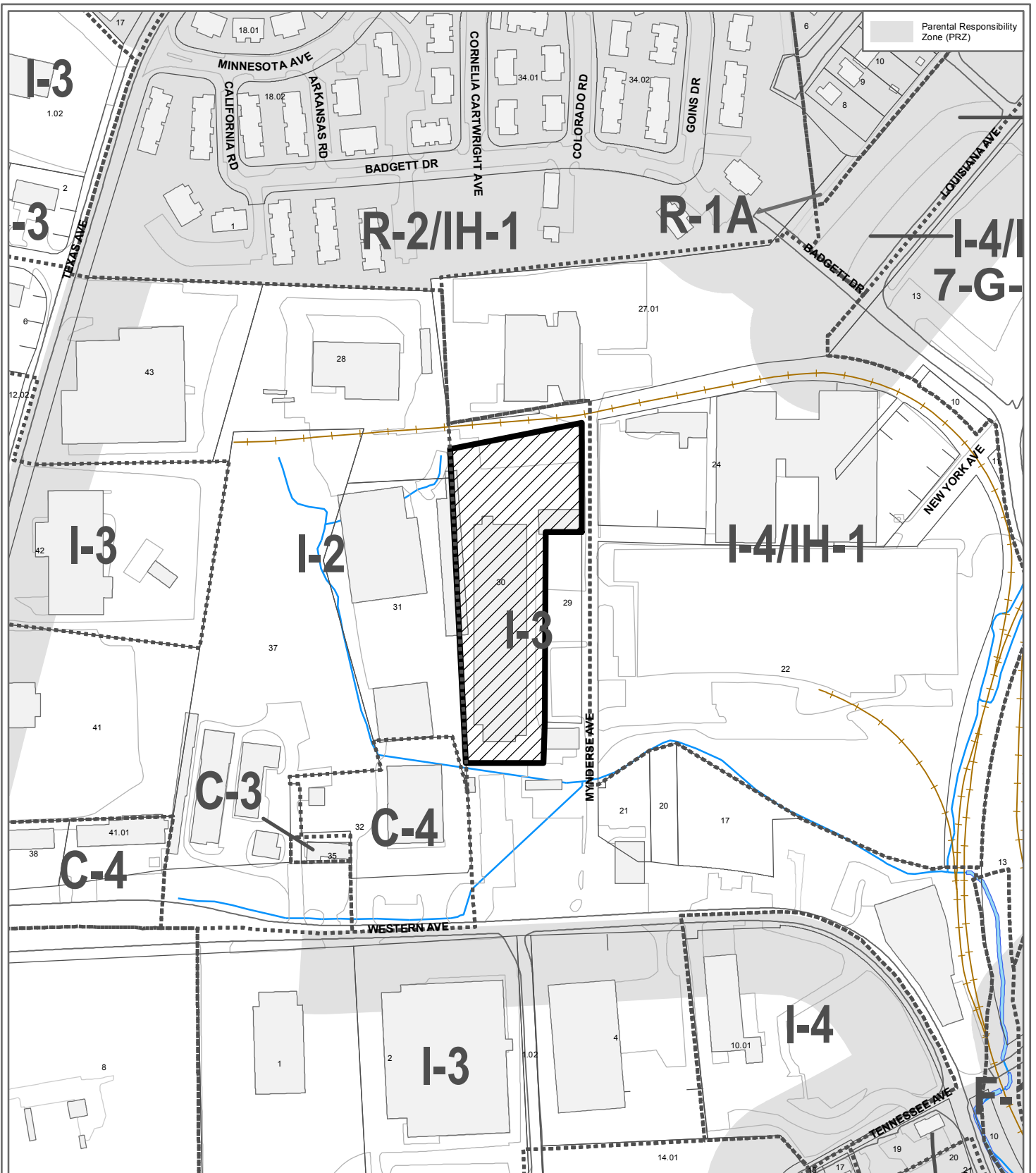
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the C entral City Sector Plan and the Knoxville One Year Plan propose light industrial uses for the property, consistent with the requested I-2 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.

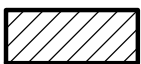
If approved, this item will be forwarded to Knoxville City Council for action on 7/6/2017 and 7/18/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-E-17-RZ  
REZONING**

From: I-3 (General Industrial)

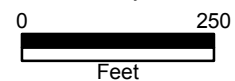
To: I-2 (Restricted Manufacturing and Warehousing)



Petitioner: JHS Limited Partnership

Map No: 94

Jurisdiction: City



Original Print Date: 5/17/2017  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## REZONING      PLAN AMENDMENT

Name of Applicant: JHS Limited Partnership

Date Filed: 4/24/17 Meeting Date: 6/8/17

Application Accepted by: Thomas Brucke

Fee Amount: \$1,000.00 File Number: Rezoning 6-E-17-RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 2601 Western Ave

General Location: North of Western Ave, West of Mynderse Ave. side of

Tract Size: 2.61 acres

Tax Identification Number: 9AAA-Parcel 130  
094AA030

Existing Land Use: Industrial

Planning Sector: Central City

Growth Policy Plan: Urban

Census Tract: 28

Traffic Zone: 150

Jurisdiction:  City Council 577+ District  
 County Commission \_\_\_\_\_ District

**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 names are included on the back of this form.

Signature: David B Harbin

Date: 4/24/17

PLEASE PRINT  
Name: David Harbin

Company: Baton Homes Naval Lt Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhm-p.com

**Requested Change**

**REZONING**

FROM: I-3

TO: I-2

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be directed to:

PLEASE PRINT  
Name: David Harbin

Company: Baton Homes Naval Lt Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhm-p.com

**PROPOSED USE OF PROPERTY**

Industrial use

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

