



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

▶ **FILE #:** 10-E-17-SP

AGENDA ITEM #: 51

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** PRO-MARK, INC.

OWNER(S): Pro-Mark, Inc.

TAX ID NUMBER: 59 B A 008

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4307 Anderson Rd

▶ **LOCATION:** Northwest side Anderson Rd., northeast of Beverly Rd.

▶ **APPX. SIZE OF TRACT:** 4.8 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Anderson Rd., a local street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **PROPOSED PLAN DESIGNATION:** LI (Light Industrial)

▶ **EXISTING LAND USE:** Vacant dwelling

▶ **PROPOSED USE:** Highway construction, safety-related products manufacturing producing aluminum signs and traffic control products with an office.

EXTENSION OF PLAN DESIGNATION: Yes, extension of LI from the south and east

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residence / LDR

South: Anderson Rd., office warehouse, manufacturing / LI

East: Office warehouse / LI

West: Office / O

NEIGHBORHOOD CONTEXT This section of Anderson Rd. is developed with light industrial and office uses under I-2, I-3 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #10-E-17-SP, amending the North City Sector Plan map to LI (Light Industrial) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.**

Light industrial uses at this location would be a logical extension of the plan designation from the south and

east, from adjacent properties that are zoned I-2 and I-3. Light industrial use of the subject property will be compatible with the surrounding development and zoning pattern.

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 known improvements have been recently made to Anderson Rd., but the street has 20 feet of pavement width and is adequate to serve the recommended light industrial uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan proposes office uses for the site, consistent with its current O-1 zoning. LI is a logical extension of the plan designation from the south and east.

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

With the established light industrial zoning pattern to the south and east, the proposed LI plan designation is appropriate for the subject property.

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

No new information or trends have emerged to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for light industrial uses.

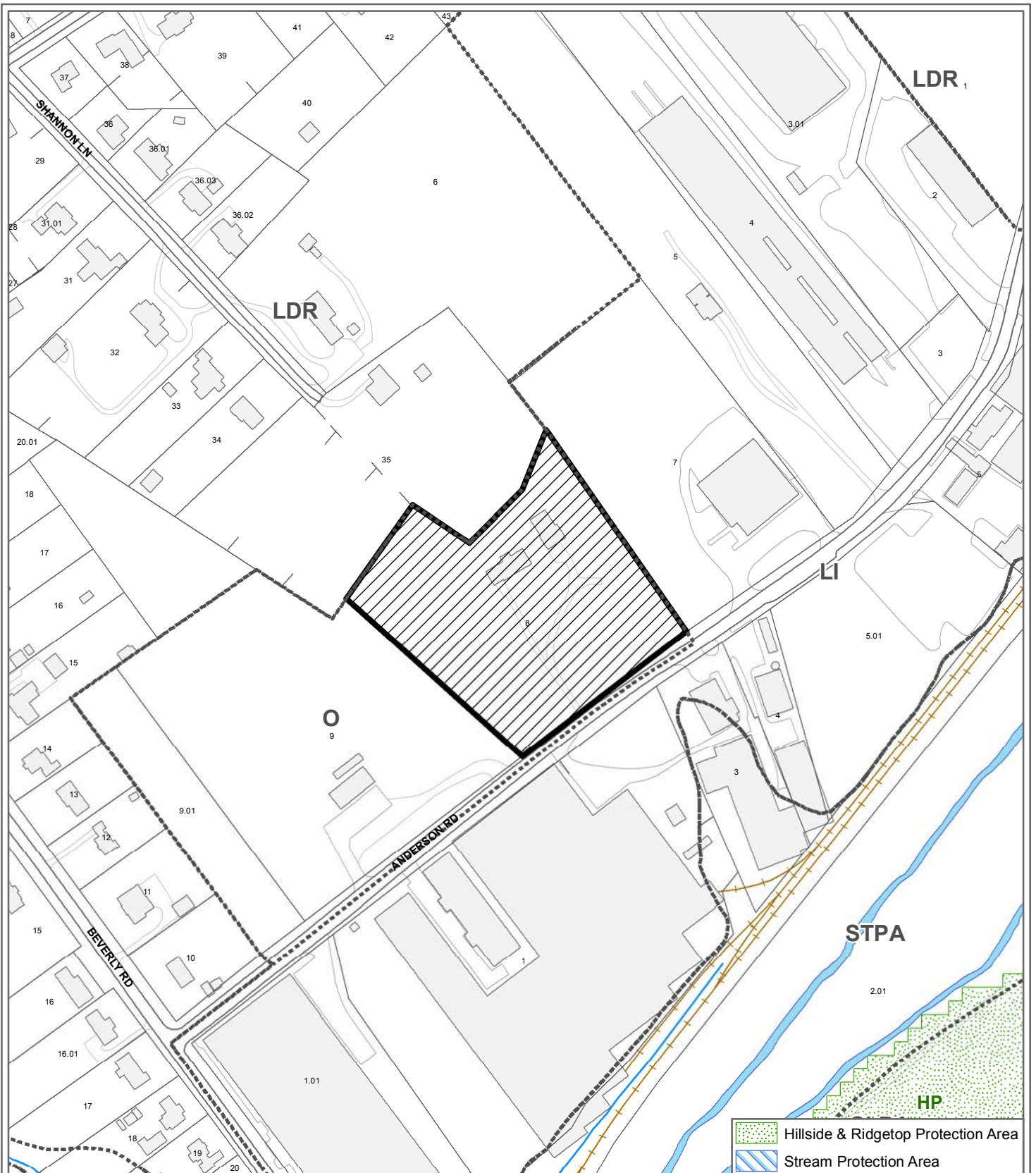
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2017 and 11/21/2017. 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.



**10-E-17-SP
NORTH CITY SECTOR PLAN AMENDMENT**

From: O (Office)
To: LI (Light Industrial)



Petitioner: Pro-Mark, Inc.

Map No: 59
Jurisdiction: City

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



KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Pro-Mark, Inc., has submitted an application to amend the Sector Plan from Office to Light Industrial, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on October 12, 2017, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #10-E-17-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

▶ **FILE #:** 10-K-17-RZ
10-E-17-PA

AGENDA ITEM #: 51
AGENDA DATE: 10/12/2017

▶ **APPLICANT:** PRO-MARK, INC.
OWNER(S): Pro-Mark, Inc.

TAX ID NUMBER: 59 B A 008 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4307 Anderson Rd

▶ **LOCATION:** Northwest side Anderson Rd., northeast of Beverly Rd.

▶ **TRACT INFORMATION:** 4.8 acres.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Anderson Rd., a local street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

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

▶ **EXISTING LAND USE:** Vacant dwelling

▶ **PROPOSED USE:** Highway construction, safety-related products manufacturing producing aluminum signs and traffic control products with an office.

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LI from the south and east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residence / LDR / R-1 (Low Density Residential)
South: Anderson Rd., office warehouse, manufacturing / LI / I-3 (General Industrial)
East: Office warehouse / LI / I-2 (Restricted Manufacturing & Warehousing)
West: Office / O / O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This section of Anderson Rd. is developed with light industrial and office uses under I-2, I-3 and O-1 zoning.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation.**

Light industrial uses at this location would be a logical extension of the plan designation from the south and east, from adjacent properties that are zoned I-2 and I-3. Light industrial use of the subject property will be compatible with the surrounding development and zoning pattern.

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

1. Within the required 50 foot rear yard building setback along the north property line adjacent to R-1 zoning, a "Type A" landscape screen must be installed (see attached).

With the recommended condition, I-3 zoning is appropriate for the subject property. I-3 is a logical extension of light industrial zoning from the south and east. Anderson Rd. is developed with primarily light industrial uses and the rezoning of this property continues that trend.

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 - There are no apparent errors in the plan. The current plan proposes office uses for the site, consistent with its current O-1 zoning. LI is a logical extension of the plan designation from the south and east.

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 known improvements have been recently made to Anderson Rd., but the street has 20 feet of pavement width and is adequate to serve the recommended light industrial uses. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - With the established light industrial zoning pattern to the south and east, the proposed LI plan designation is appropriate for the subject property.

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 current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for light industrial uses.

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 light industrial zoning from the south and east.
2. With the recommended condition, I-3 uses will be compatible with the surrounding land use and zoning pattern.
3. I-3 zoning is appropriate for this site, which is adjacent to other light industrial uses and zoning.

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 with the recommended condition.

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 recommended I-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. I-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. With the recommended condition, a full evergreen landscaping screen will be required within the 50 foot rear yard setback area along the northern property line adjacent to R-1 zoning.
3. The existing street is adequate to handle any additional traffic generated by allowing light industrial uses on the site.

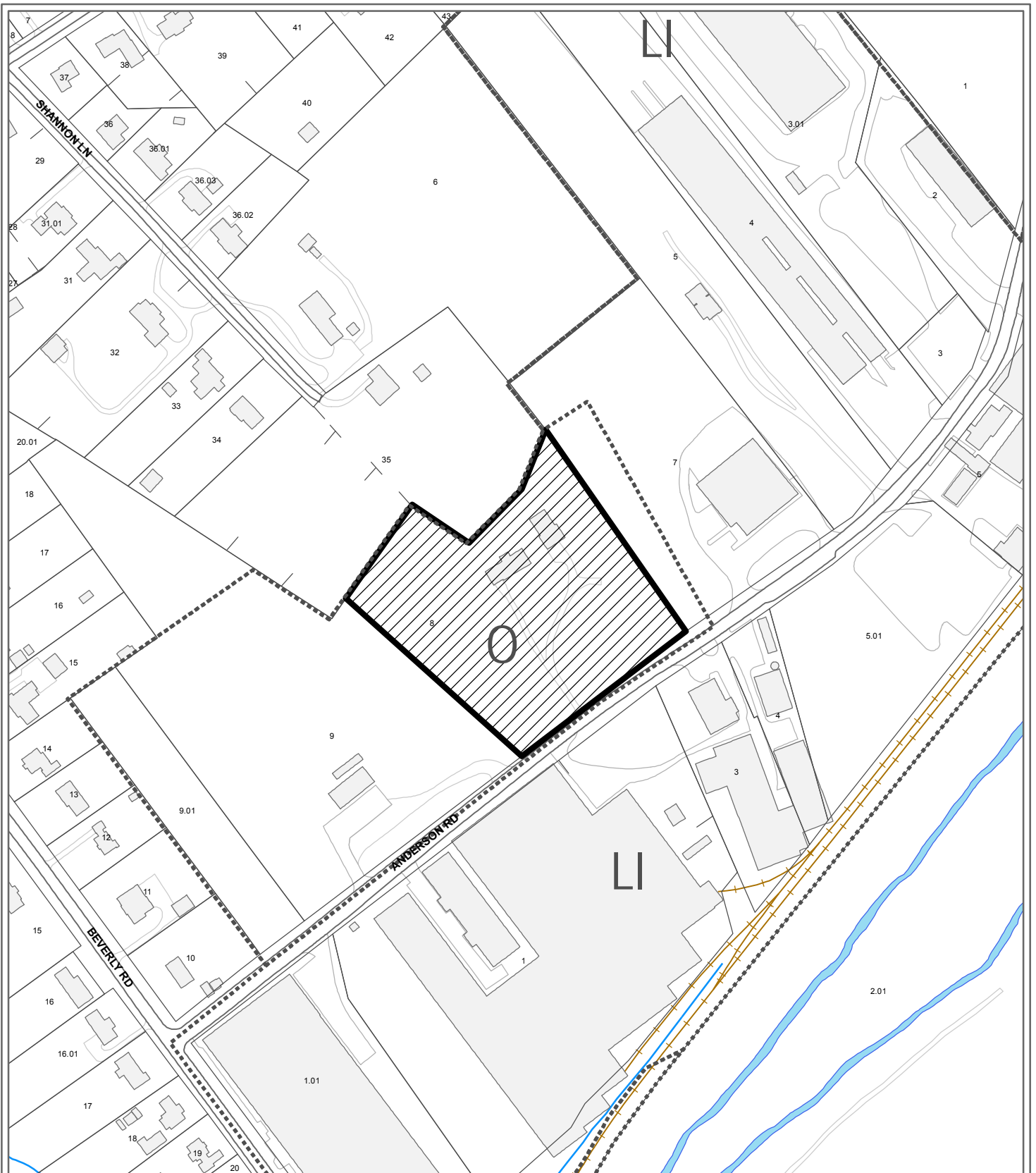
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to the City of Knoxville One Year Plan to light industrial on the accompanying application (10-E-17-PA), I-3 zoning would be consistent with the plan.
2. With the recommended amendment to the North City Sector Plan to general commercial on the accompanying application (10-E-17-SP), I-3 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended I-3 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

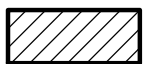
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2017 and 11/21/2017. 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.



**10-E-17-PA / 10-K-17-RZ
PLAN AMENDMENT**

Petitioner: Pro-Mark, Inc.



From: O (Office)

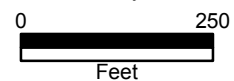
To: LI (Light Industrial)

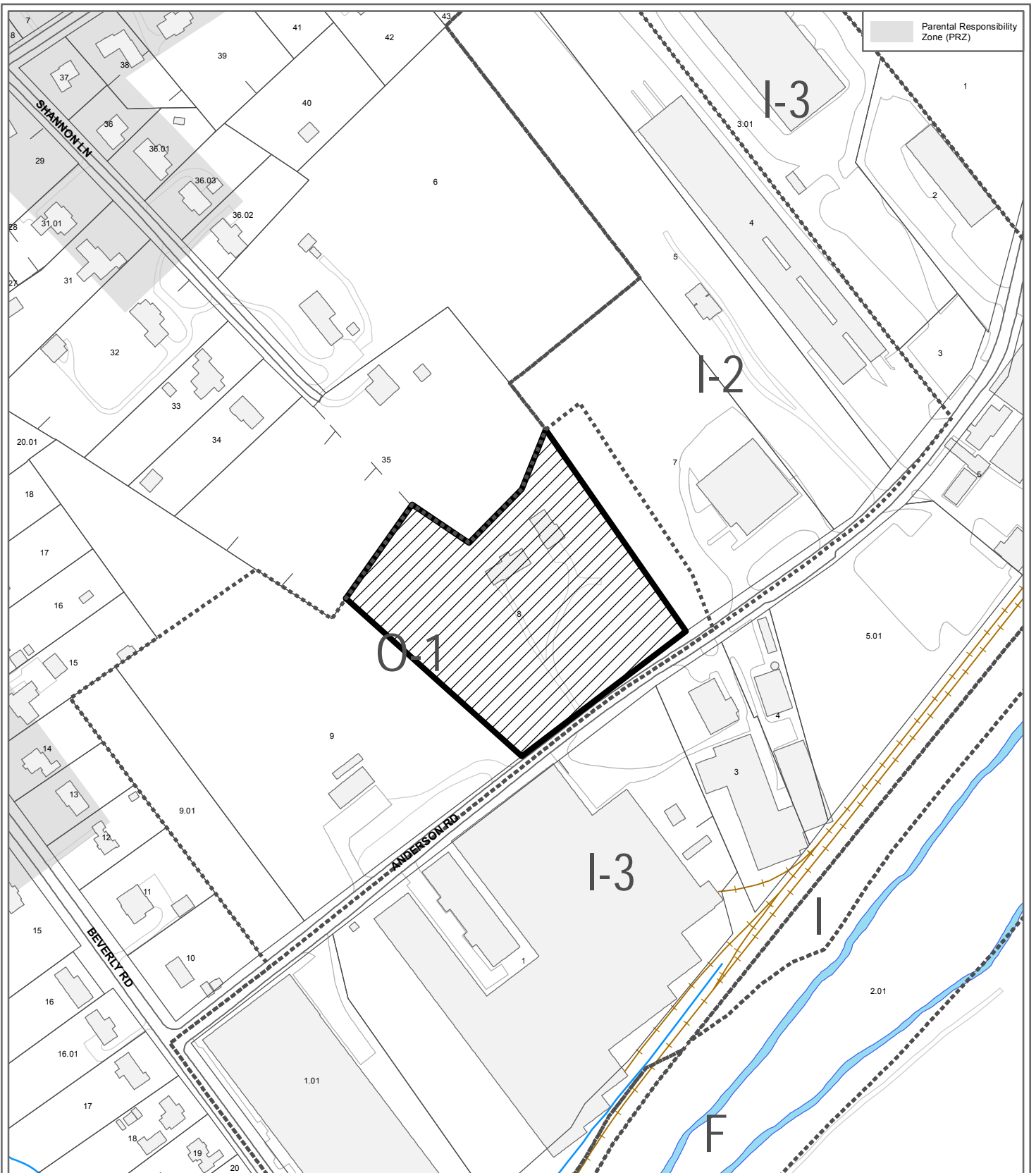
Map No: 59

Jurisdiction: City

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

Revised:





**10-K-17-RZ
REZONING**

From: O-1 (Office, Medical, and Related Services)

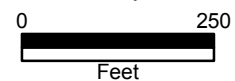
To: I-3 (General Industrial)



Petitioner: Pro-Mark, Inc.

Map No: 59

Jurisdiction: City



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

Type "A" Screen: Dense

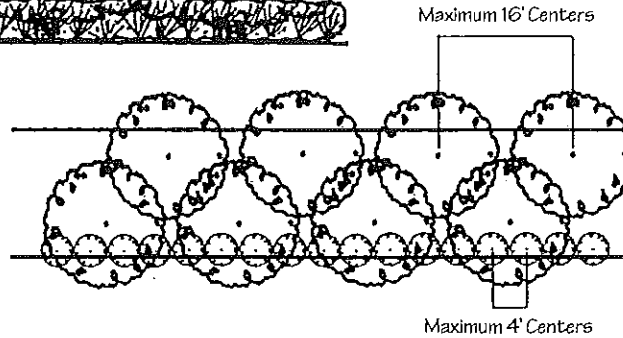
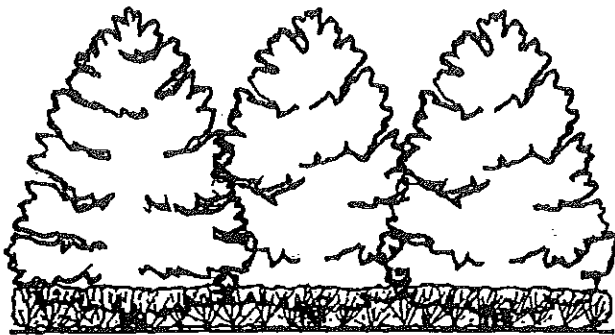
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

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

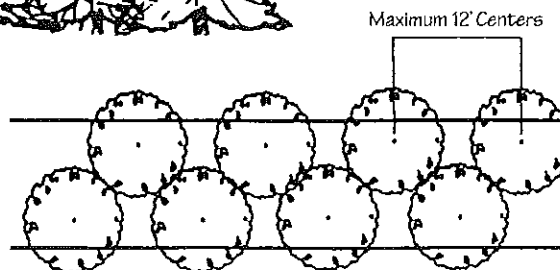
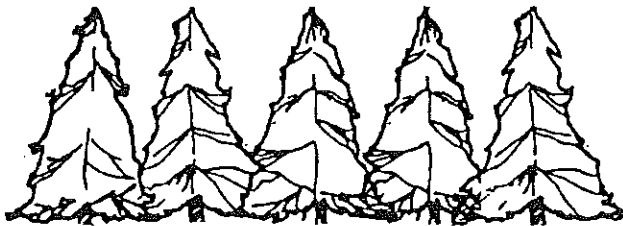
TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

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.

ONE YEAR

REZONING

PLAN AMENDMENT

Name of Applicant: Pro-Mark, Inc.

Date Filed: 8/31/2017 Meeting Date: 10/12/2017

Application Accepted by: M. Payne

Fee Amount: * File Number: Rezoning *

Fee Amount: * File Number: Plan Amendment 10-E-17-PA



PROPERTY INFORMATION

Address: 4307 Anderson Road

General Location: N/S Anderson Rd

due east of Beverly Rd

Parcel ID Number(s): 059BA008

Tract Size: 4.80 ac.

Existing Land Use: Vacant Dwelling

Planning Sector: North City

Growth Policy Plan: Urban

Census Tract: 43

Traffic Zone: 140

Jurisdiction: City Council 4th District

County Commission District

Requested Change

REZONING

FROM: *

TO: *

PLAN AMENDMENT

One Year Plan Sector Plan

FROM: O

TO: LI

PROPOSED USE OF PROPERTY

Hwy Construction - Safety related Products, Manufacture aluminum signs

Traffic Control Products - Office

Density Proposed 4.8 Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: Amy Hibben

Company: Pro-Mark, Inc.

Address: 4709 Middlecreek Ln, Ste. 100

City: Knoxville State: TN Zip: 37921

Telephone: 865-588-8175

Fax: 844-248-7533

E-mail: amyhibben@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Amy Hibben

Company: Pro-Mark, Inc.

Address: 4709 Middlecreek Ln, Ste. 100

City: Knoxville State: TN Zip: 37921

Telephone: 865-588-8175

Fax: 844-248-7533

E-mail: amyhibben@gmail.com

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: Amy Hibben

Company: Pro-Mark, Inc.

Address: 4709 Middlecreek Ln, Ste. 100

City: Knoxville State: TN Zip: 37921

Telephone: 865-588-8175

E-mail: amyhibben@gmail.com

REZONING PLAN AMENDMENT

Name of Applicant: Pro-Mark, Inc.

Date Filed: 8/31/2017 Meeting Date: 10/12/2017

Application Accepted by: M. Payne

Fee Amount: 1,600.00 File Number: Rezoning 10-K-17-RZ

Fee Amount: 960.00 File Number: Plan Amendment 10-E-17-SP
2560.00 (total)



PROPERTY INFORMATION

Address: 4307 Anderson Road

General Location: 1/2 Anderson Rd

due east of Beverly Rd

Parcel ID Number(s): Δ59BA008

Tract Size: 4.8 ac.

Existing Land Use: Vacant dwelling

Planning Sector: North City

Growth Policy Plan: Urban

Census Tract: 43

Traffic Zone: 140

Jurisdiction: City Council 4th District County Commission District

Requested Change

REZONING

FROM: O-1

TO: I-3

PLAN AMENDMENT

One Year Plan North City Sector Plan

FROM: O

TO: LI

PROPOSED USE OF PROPERTY

Hwy construction - Safety related products. Manufacture aluminum signs - Traffic control products. office in Shop.

Density Proposed 4.8 Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: Amy Hibben

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PLEASE PRINT Name: Amy Hibben

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E-mail: amyhibben@gmail.com