

▶ **FILE #:** 4-M-18-RZ

AGENDA ITEM #: 50

AGENDA DATE: 4/12/2018

▶ **APPLICANT:** PARK STREET GROUP LLC

OWNER(S): Park Street Group LLC

TAX ID NUMBER: 95 A D PART OF 013 PORTION ZONED C-3 ONLY [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1321 Chilhowee Ave

▶ **LOCATION:** North side Chilhowee Ave., east of Jessamine St.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Chilhowee Ave., a local street with 32' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Manufacturing

▶ **PROPOSED USE:** Manufacturing

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business / C-3 (General Commercial)

South: Chilhowee Ave., warehouse / I-2 (Restricted Manufacturing & Warehousing)

East: Business / C-3 (General Commercial)

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

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

STAFF RECOMMENDATION:

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

I-2 is a logical extension of zoning from the west, 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. Approval of I-2 will establish consistent zoning over the entire parcel, which is now split between I-2 and C-3 zoning.

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 light industrial uses and the proposal is consistent with that pattern.
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.
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.
4. 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 Central City Sector Plan and the Knoxville One Year Plan designate this site within a MU-SD (Mixed Use Special District) (MU-CC3), which allows consideration of the proposed 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 5/8/2018 and 5/22/2018. 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.



**4-M-18-RZ
REZONING**

From: C-3 (General Commercial)

To: I-2 (Restricted Manufacturing and Warehousing)



Petitioner: Park Street Group LLC

Map No: 95

Jurisdiction: City



Original Print Date: 3/19/2018 Revised: 3/21/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: Park Street Group LLC

Date Filed: 02/26/18

Meeting Date: 04/12/18

Application Accepted by: M. Payne

Fee Amount: 1,000.00 File Number: Rezoning A-M-18-RZ

Fee Amount: X File Number: Plan Amendment X



PROPERTY INFORMATION

Address: 1321 Chilhowee Avenue

General Location: Magnolia Corridor, bound by Winona and Jessamine. N/S Chilhowee Ave, N/S Jessamine St, west of Winona St.

Parcel ID Number(s): 095AD013

Tract Size: approximately .4 Acre

Existing Land Use: Manufacturing

Planning Sector: MU-SD (MU-CC3) Central City

Growth Policy Plan: City

Census Tract: 67

Traffic Zone: 41

Jurisdiction: City Council Sixth District
 County Commission First District

Requested Change

REZONING

FROM: I-2 and C-3

TO: I-2

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

Manufacturing.

Density Proposed N/A Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Park Street Group LLC

Company: _____

Address: 109 Northshore Drive

City: Knoxville State: TN Zip: 37919

Telephone: (865) 621-9493

Fax: _____

E-mail: joe@foxandfogarty.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: John L. Sanders

Company: Sanders Pace Architecture

Address: 514 West Jackson Avenue; Ste 102

City: Knoxville State: TN Zip: 37902

Telephone: (865) 329-0316

Fax: _____

E-mail: jsanders@sanderspace.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: John L. Sanders, AIA

Company: Sanders Pace Architecture

Address: 514 West Jackson Avenue; Ste 102

City: Knoxville State: TN Zip: 37902

Telephone: (865)329-0316

E-mail: jsanders@sanderspace.com

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before 3/29/18, consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature: _____

Printed name: John L. Sanders, FBA

Date: 2/26/18

MPC/BZA File #: 4-M-18-RZ