

▶ **FILE #:** 12-B-18-RZ

AGENDA ITEM #: 39

AGENDA DATE: 12/13/2018

▶ **APPLICANT:** STEVE YOUNG

OWNER(S): Tony Williams

TAX ID NUMBER: 93 D C 00101 & 003

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 3700 Pleasant Ridge Rd

▶ **LOCATION:** Southwest corner of Pleasant Ridge Rd. and Sycamore Dr. West of West Industrial Parkway.

▶ **APPX. SIZE OF TRACT:** 3.23 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial with 25' of pavement width within 65' of right-of-way, or Sycamore Dr., a local street with 32' of pavement within a 10' right-of-way, or W. Industrial Parkway, a local street with 30' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-1 (Planned Industrial Park)

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

▶ **EXISTING LAND USE:** Office/Warehouse

▶ **PROPOSED USE:** Industrial - Storage & Food Production, Office

EXTENSION OF ZONE: Yes

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Industrial and Warehouse / I-3

South: Industrial / I-2

East: Industrial / I-2

West: Low Density Residential / R-1

NEIGHBORHOOD CONTEXT: The site is located within an industrial area.

STAFF RECOMMENDATION:

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

Staff recommends I-2 zoning on two contiguous parcels to the northeast and northwest of the currently zoned I-2 parcel (093DC01301) used by Custom Foods, located at 3600 Pleasant Ridge Rd. The zoning request is from I-1 to I-2, consistent with the Central City Sector Plan's and One Year Plan's LI (Light Industrial) land use designation.

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:

The largest parcel on the block is zoned I-2 and is home to Custom Foods facility. Rezoning the two contiguous parcels (one to the northeast and the other to the northwest) would allow Custom Foods to expand their operations, including storage, food production and office uses.

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

The I-2 (Restricted Manufacturing and Warehousing District) was established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. The applicants proposed land use, is consistent with the intent of the I-2 district. The site is located in an existing industrial area that is primarily zoned I-1 and I-2. This site has easy access to Western Avenue and I-640.

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:

Rezoning these properties from I-2 to I-1 will not have significant impact on the adjacent residential properties in the area. The surrounding area is all light industrial uses that are consistent with both I-1 and I-2 zoning districts. The area is already served by existing infrastructure such as road, water, sewer.

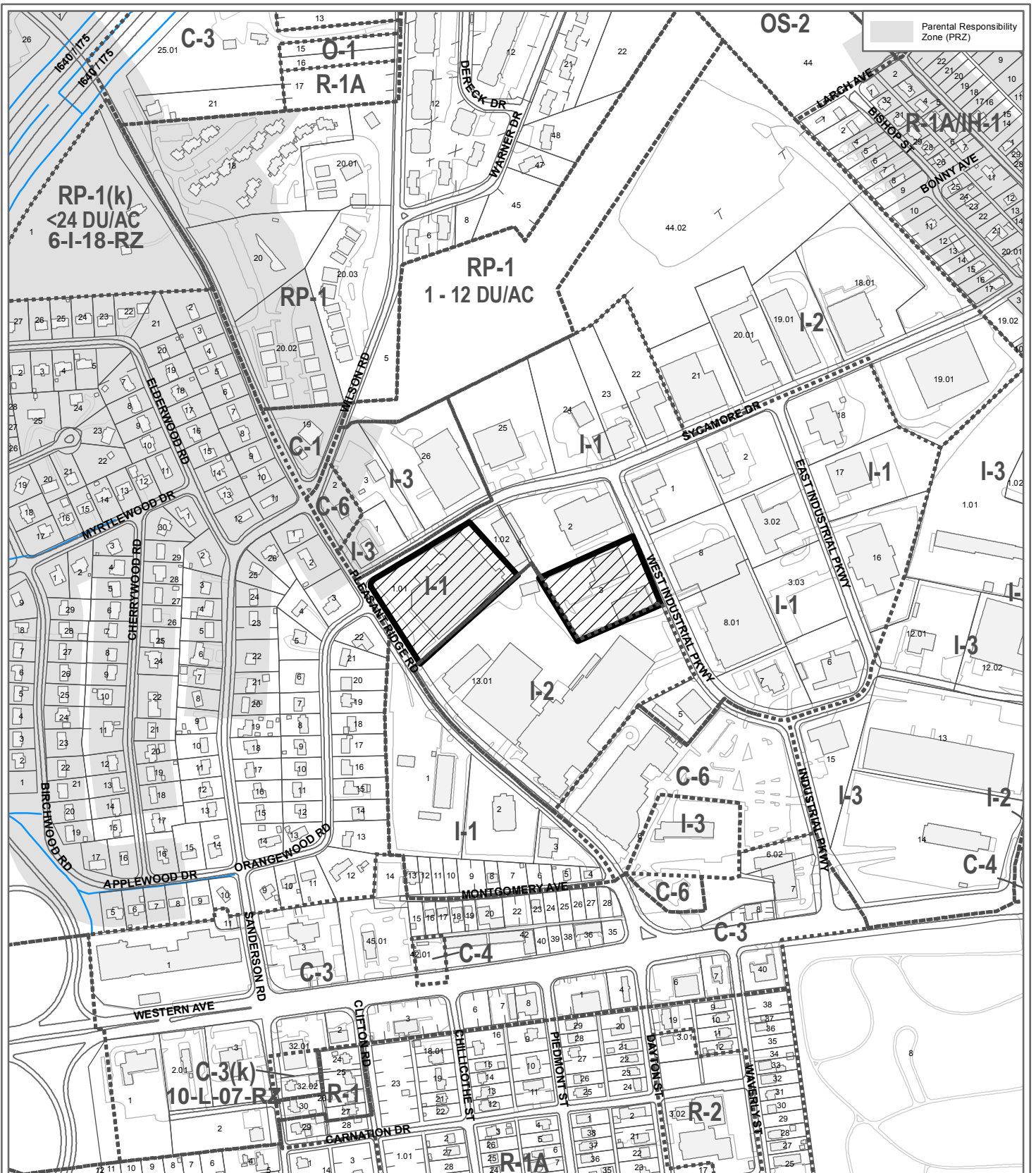
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

The proposed rezoning is consistent with the General Plan, Central City Sector Plan, and One Year Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2019 and 1/29/2019. 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.



**12-B-18-RZ
REZONING**

From: I-1 (Planned Industrial Park) (Noncontiguous)

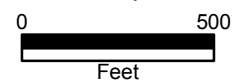
To: I-2 (Restricted Manufacturing and Warehousing) (Noncontiguous)



Petitioner: Young, Steve

Map No: 93

Jurisdiction: City



Original Print Date: 11/15/2018

Revised:

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

M P C

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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: Steve Young

Date Filed: 10/15/18

Meeting Date: 12/13/18

Application Accepted by: James Reed

Fee Amount: \$1,000 File Number: Rezoning 12-B-18-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 3700 PLEASANT RIDGE RD. #
 General Location: 3011 WEST INDUSTRIAL PKWY
PLEASANT RIDGE INDUSTRIAL DIST.
 Parcel ID Number(s): 93DC00101
93DC003
 Tract Size: 3.23 & 2.10 AC
 Existing Land Use: OFFICE/WAREHOUSE
 Planning Sector: CENTRAL CITY
 Growth Policy Plan: City
 Census Tract: 28
 Traffic Zone: 149
 Jurisdiction: City Council 3 District
 County Commission _____ District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: TONY WILLIAMS
 Company: 3600 MANAGEMENT LLC #3600LLC
 Address: 3600 PLEASANT RIDGE RD
 City: KNOXVILLE State: TN Zip: 37922
 Telephone: 865 525 0401
 Fax: _____
 E-mail: tonywilliams@rightfromscratch.com

Requested Change
REZONING

FROM: I-1
 TO: I-2

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Steve Young
 Company: Oysk3architects
 Address: 1545 WESTERN AVE, SUITE 100
 City: KNOXVILLE State: TN Zip: 37921
 Telephone: 865 803 4238
 Fax: 865 523 8266
 E-mail: steve@oysk3architects.com

PROPOSED USE OF PROPERTY

INDUSTRIAL - STORAGE & FOOD
PRODUCTION, OFFICE

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

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: TONY WILLIAMS
 Company: 3600, LLC
 Address: 3600 PLEASANT RIDGE RD
 City: KNOXVILLE State: TN Zip: 37922
 Telephone: 865 / 525-0401
 E-mail: TONYWILLIAMS@RIGHTFROMSCRATCH.COM

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name

3600, LLC

Address

3600 PLEASANT RIDGE R

City

KNOXVILLE, TN 3922

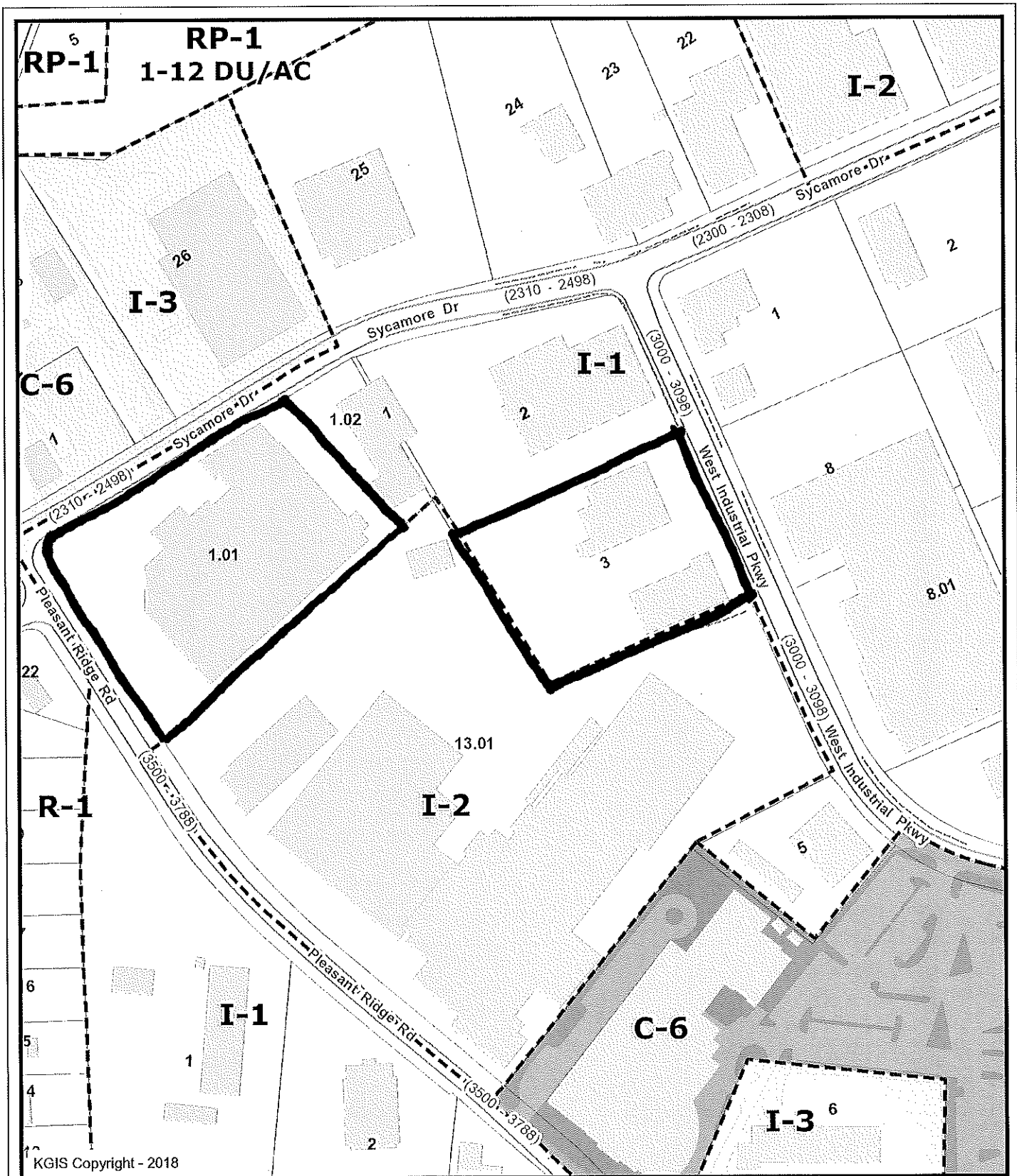
State

Zip

Owner

Option



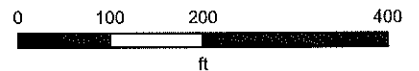


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/15/2018 at 1:41:03 PM



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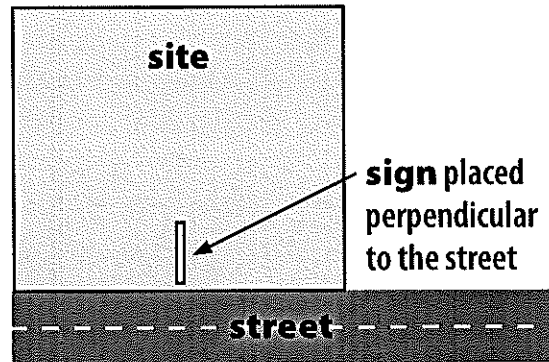
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Nov 28, 2018 and Dec 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Steve Young

Printed Name: Steve Young

Phone: 865 803 4230 Email: Steve@oysk³architects.com

Date: 10/15/18

MPC File Number: 12-B-18-RZ