

# REZONING REPORT

► **FILE #:** 10-F-20-RZ

**AGENDA ITEM #:** 15

**AGENDA DATE:** 10/8/2020

► **APPLICANT:** ROBYN MCADOO

OWNER(S): Robert Jeffries & Renee Woodward

TAX ID NUMBER: 82 H D 054

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 1718 Whittle Springs Rd.

► **LOCATION:** East side of Whittle Springs Road at its southern terminus, south of Hoitt Avenue

► **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Whittle Springs Road is a local road at this location. It has a pavement width of 22 ft inside a right-of-way of 50 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT ZONING:** RN-4 (General Residential Neighborhood)

► **ZONING REQUESTED:** I-G (General Industrial)

► **EXISTING LAND USE:** Industrial

►  
EXTENSION OF ZONE: Yes, I-G zoning is adjacent to the south

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-4 (General Residential Neighborhood) District

South: Wholesale - I-G (General Industrial) District

East: Public/quasi-public land and single family residential - RN-4 (General Residential Neighborhood) District

West: Wholesale - I-G (General Industrial) District

NEIGHBORHOOD CONTEXT: The terminus point of Whittle Springs Road is bounded mostly by wholesale and industrial uses, though there are three single family houses closer to the intersection with Hoitt Avenue. The area to the north across Hoitt Avenue consists of single family detached houses on small lots.

## STAFF RECOMMENDATION:

► **Approve I-G (General Industrial) zoning because it is consistent with the Central City Sector Plan's Light Industrial designation and brings the property into compliance with the sector plan.**

## COMMENTS:

This property was zoned I-3 (General Industrial District) before adoption of the new zoning ordinance and map on January 1, 2020. The applicant is seeking I-G (General Industrial District) zoning on this parcel as a comparable zone to the previous zoning before adoption of the new zoning ordinance and map.

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. There have been no significant changes to development in this area that would prompt a rezoning. However, the requested I-G zoning is consistent with the LI (Light Industrial) designation for this property.
2. The entire block housing this property was rezoned to RN-4 (General Residential Neighborhood) with the adoption of the new zoning map and ordinance. This block likely was targeted for the change in zoning because it contains single family houses, which are not a permitted use in the Industrial zone – the rezoning of those properties to RN-4 brought them into compliance with the zoning ordinance. However, the new zoning made this property, housing a machine shop, noncompliant. It is a legal nonconforming use, so it would be allowed to continue but would not be allowed to expand.

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

1. The zoning ordinance describes the intent of the I-G (General Industrial) zone as providing for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. The above statement addresses the incompatibility of industrial and residential zones. These are zones that are not ideal to be located next to each other. However, this condition is already in place and the industrial uses were previously in conformance with the zoning ordinance.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. In this specific case, staff believes it is appropriate to recognize the existing use and change the zoning back to Industrial, which will return its compliant status with the zoning ordinance.

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 property is located in FEMA Flood Zone X but is not located in a floodplain or floodway.
2. Whittle Springs terminates at this block. The majority of structures on this portion of Whittle Springs are industrial, and these businesses drive the bulk of the traffic. The machine shop on this property is not out of character with the area and would not significantly alter the traffic pattern.

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 LI (Light Industrial) designation supports I-G (General Industrial) zoning.
2. This rezoning is not conflict with the General Plan or any other adopted plans. The current residential zoning is not consistent with the sector plan's LI designation, so rezoning the property brings it into compliance with the sector plan map.

ESTIMATED TRAFFIC IMPACT: 12 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



# **10-F-20-RZ REZONING**

From: RN-4 (General Residential Neighborhood)

To: I-G (General Industrial)



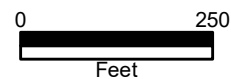
Original Print Date: 9/1/2020  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: McAdoo, Robyn

Map No: 82

Jurisdiction: City





10-F-20-RZ

## EXHIBIT A. Contextual Images

Street view of property.



Street view from property looking towards Hoitt Ave.



Street view from Hoitt Ave. looking towards property.





**10-F-20-RZ**

**EXHIBIT A. Contextual Images**

View of neighboring properties across the street from industrial uses.



Birds eye view of area



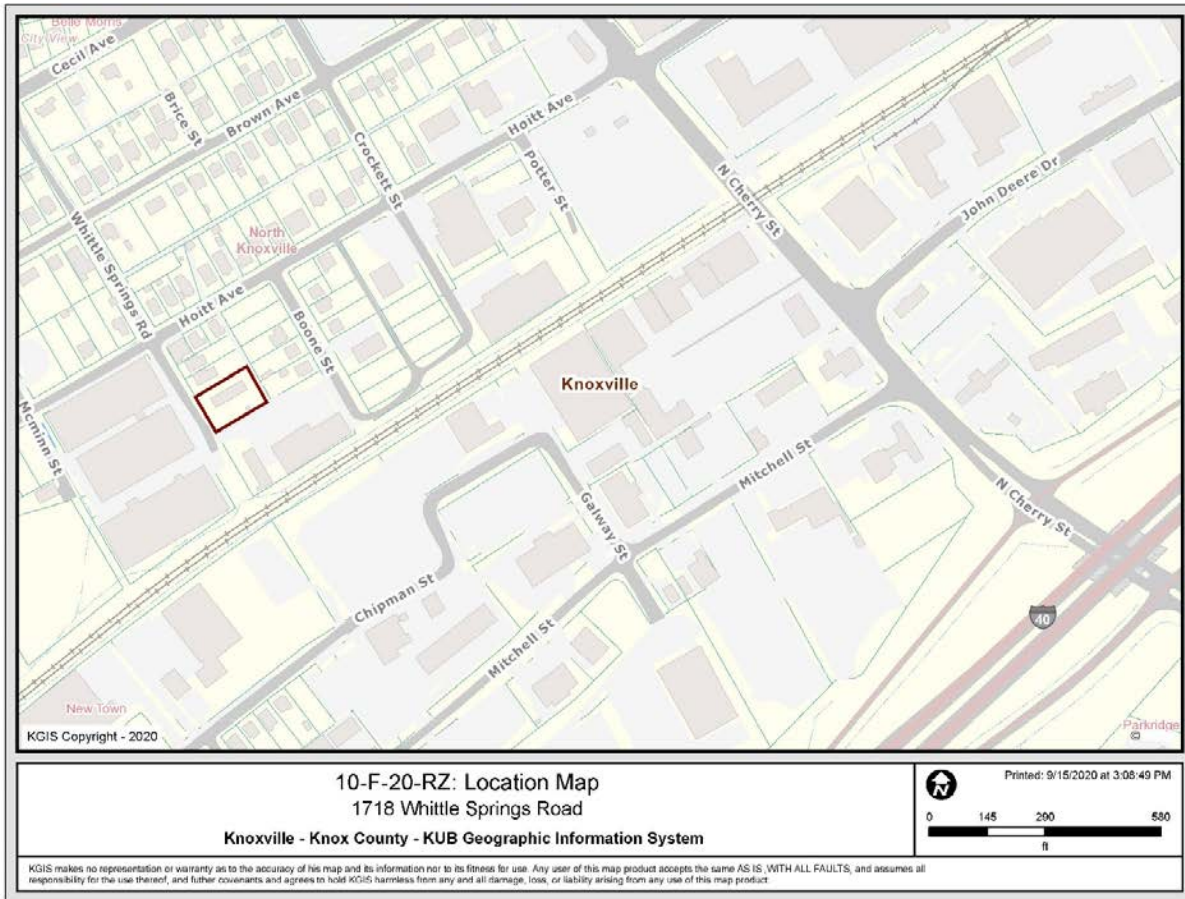
Birds eye view of area





10-F-20-RZ

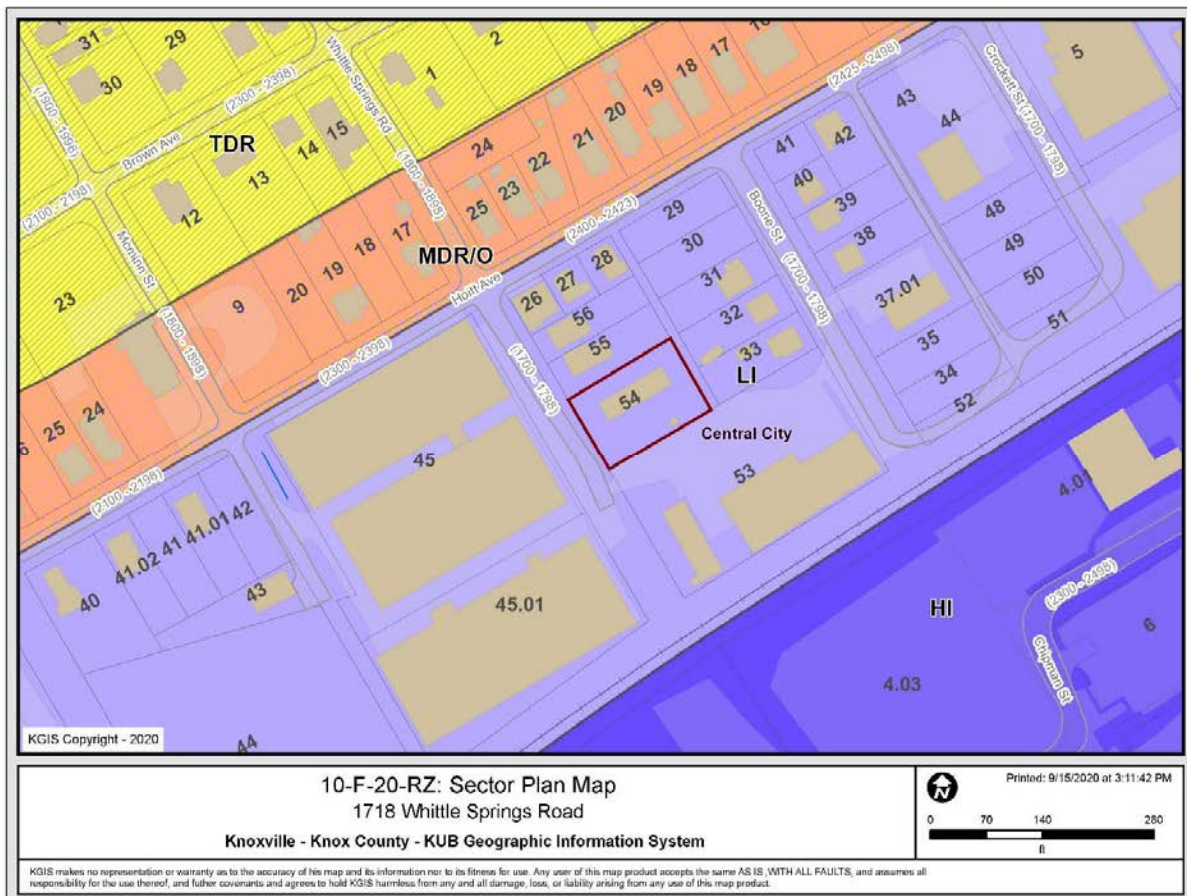
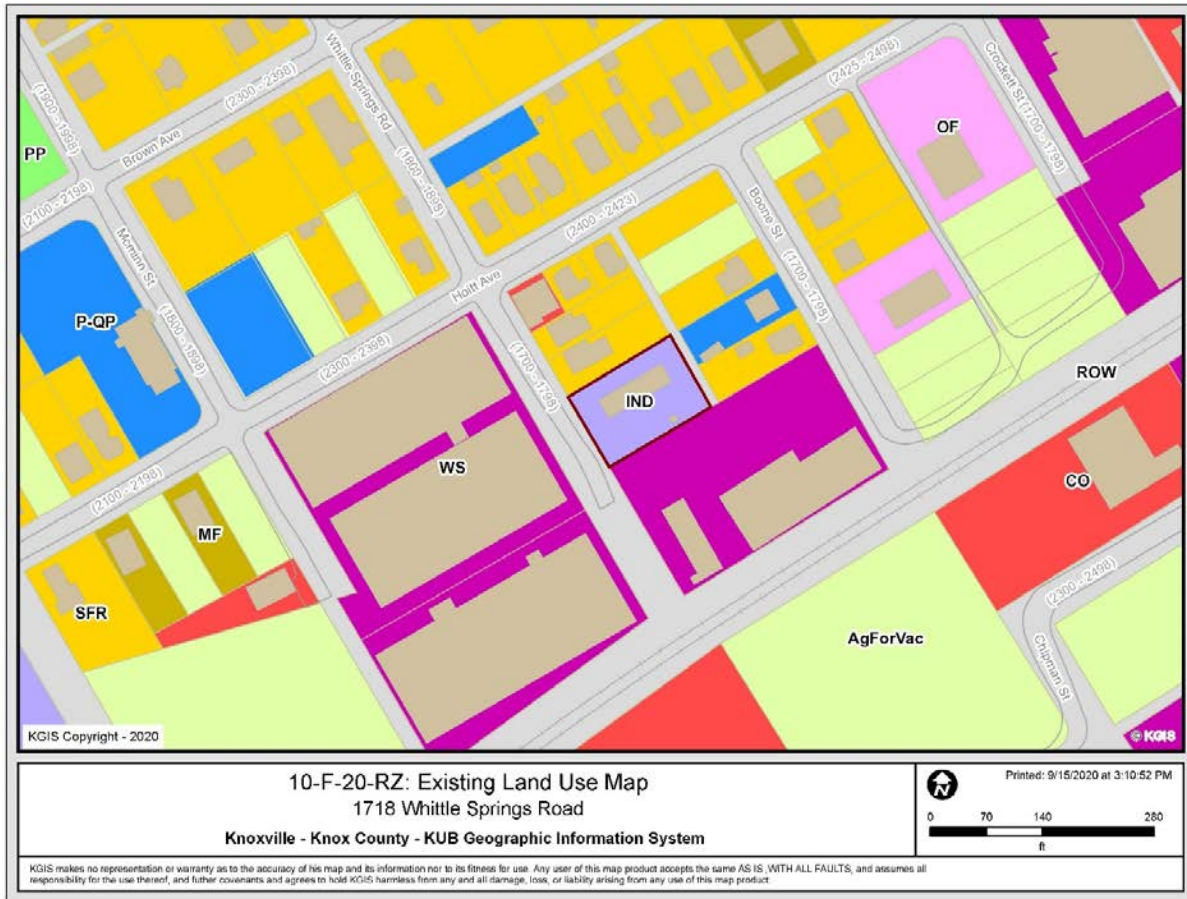
EXHIBIT A. Contextual Images





## 10-F-20-RZ

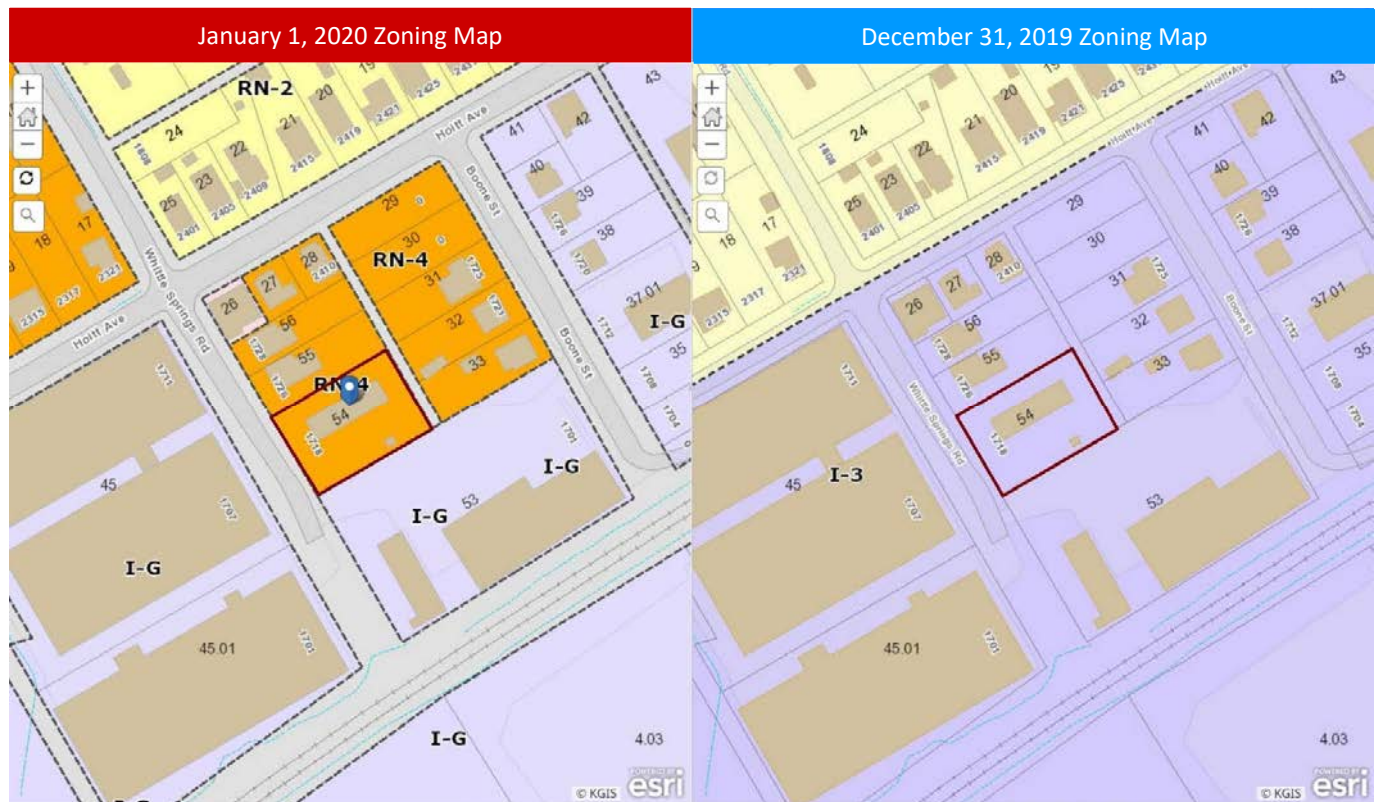
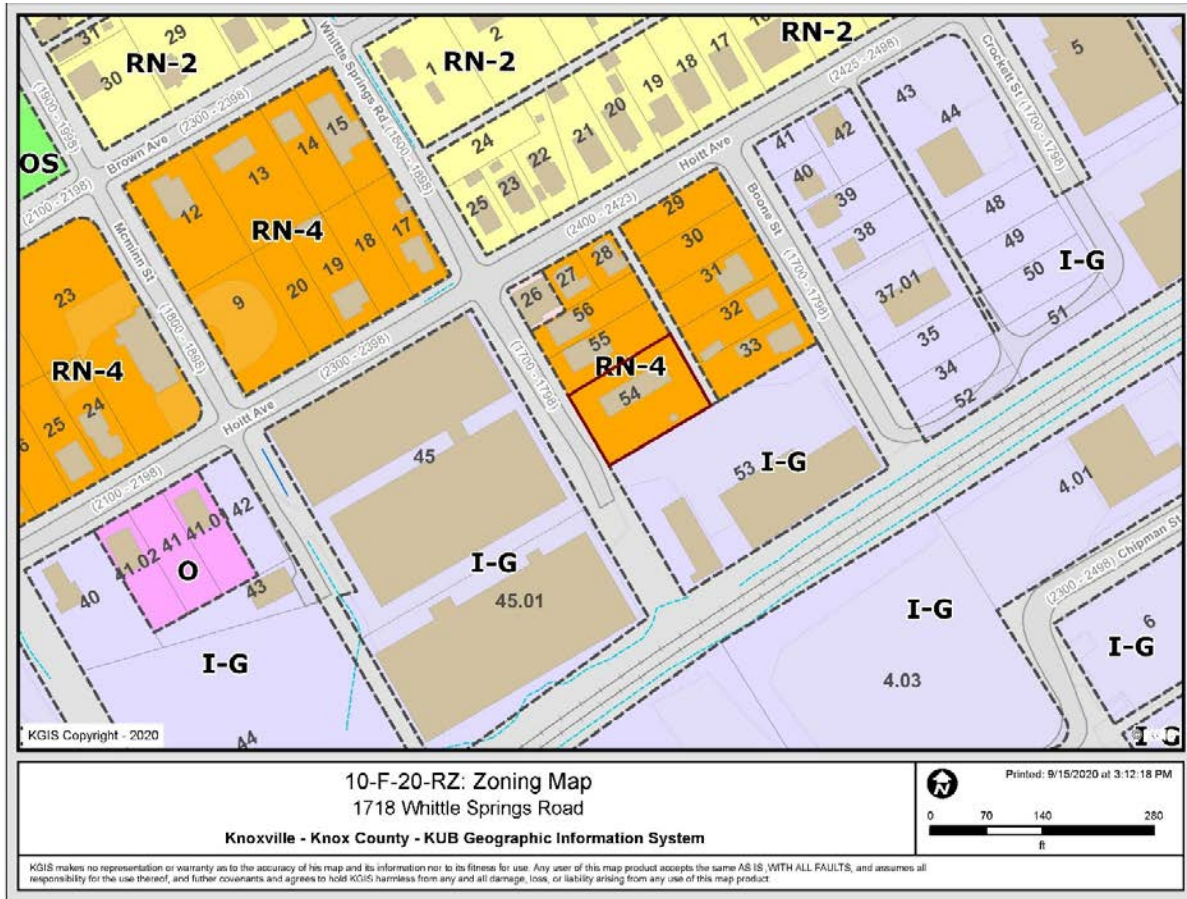
### EXHIBIT A. Contextual Images





## 10-F-20-RZ

### EXHIBIT A. Contextual Images



Zoning Comparison Map





## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☒ Rezoning

Robyn McAdoo

Dollar & Ewers Architecture

Applicant Name

Affiliation

8/18/2020

October 8, 2020

10-F-20-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☒ Architect/Landscape Architect

Robyn McAdoo

Dollar & Ewers Architecture, Inc.

Name

Company

111 East Jackson Ave. Suite 101

Knoxville

TN

37915

Address

City

State

Zip

865-546-9374

rmcadoo@dollar-ewers.com

Phone

Email

## CURRENT PROPERTY INFO

Robert Jeffries & Renee Woodward

1718 Whittle Springs Rd.

865-599-6901

Owner Name (if different)

Owner Address

Owner Phone

1718 Whittle Springs Rd.

082HD054

Property Address

Parcel ID

North Knoxville

100' x 150'

General Location

Tract Size

City of Knoxville

RN-4

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Central City

LI

LI CITY

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Industrial

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements _____	
	<input checked="" type="checkbox"/> Zoning Change: I-G Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 1:</b> _____ <b>FEE 2:</b> _____ <b>FEE 3:</b> _____ <b>TOTAL:</b> _____ n/a n/a
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## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

Robyn McAdoo

Please Print

8/18/2020

Date

865-382-8972

Phone Number

rmcadoo@dollar-ewers.com

Email

Marc Payne

Please Print

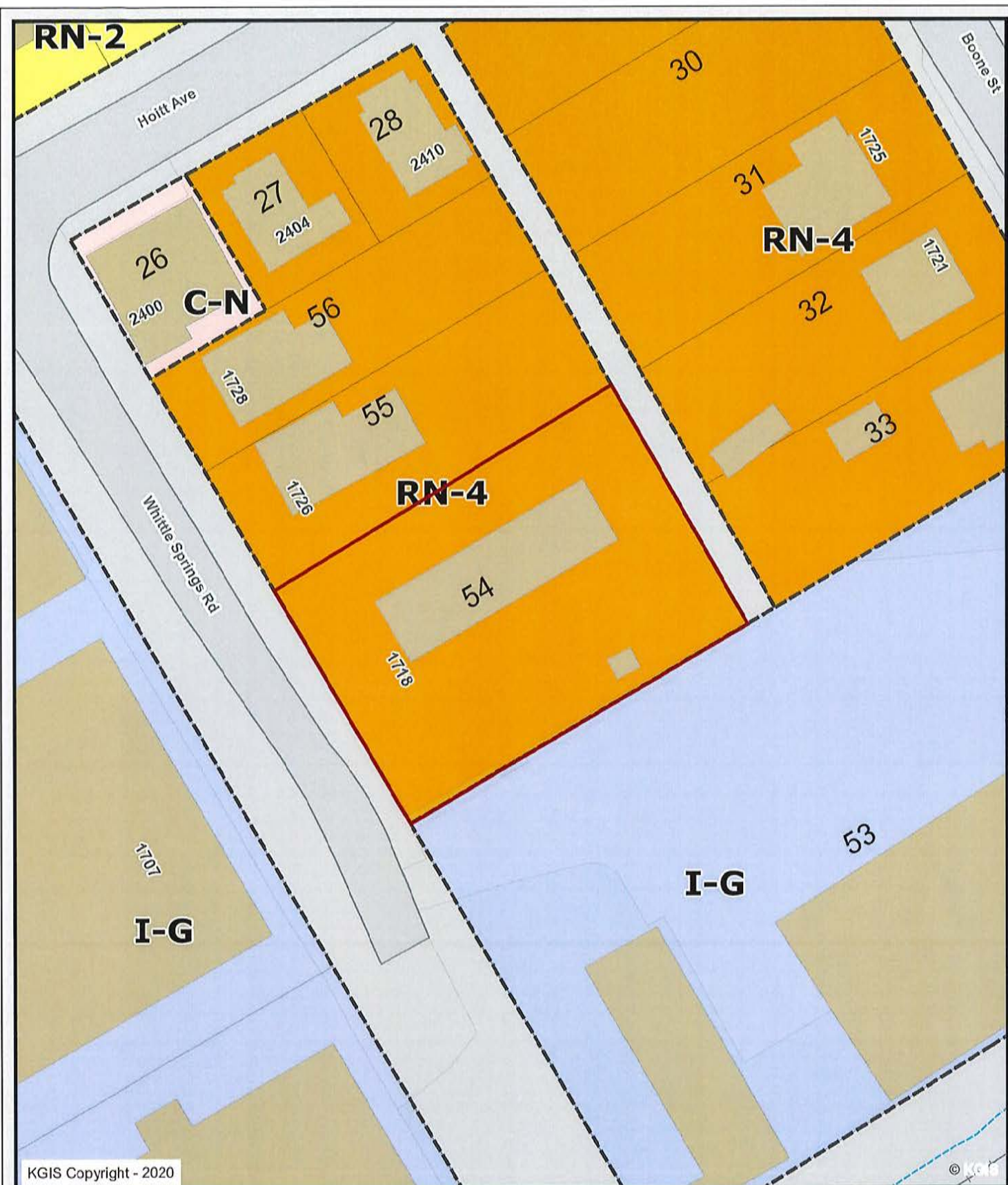
8/18/2020

Date

Staff Signature





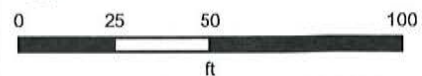


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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