

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-C-24-RZ Related File Number: 7-B-24-PA
Application Filed: 3/14/2024 Date of Revision:
Applicant: CHIA HSIANG WU

PROPERTY INFORMATION

General Location: Northwest side of Maryville Pike, northeast of Edington Road
Other Parcel Info.:
Tax ID Number: 122 D E 010, 011, 012 **Jurisdiction:** City
Size of Tract: 19579 square feet
Accessibility: Access is via Maryville Pike, a two-lane minor arterial street with a pavement width of 22 ft within a right-of-way that varies from 40 ft to 60 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** HI (Heavy Industrial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This corridor along Maryville Pike has a mix of office, commercial, industrial, and residential uses with a few undeveloped parcels mixed in. The subject property is surrounded by industrial districts on three sides.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 925 MARYVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: I-MU (Industrial Mixed-Use)
Previous Requests:
Extension of Zone: No, it will not be an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: HI (Heavy Industrial)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the I-MU (Industrial Mixed-Use) district because it is consistent with surrounding development and the recommended land use classification.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 development trend indicates a shift away from heavy industrial uses, as mentioned above. The proposed I-MU district is consistent with the surrounding development pattern and this would allow a mix of uses compatible with the area.
2. The existing RN-4 district is not consistent with these parcels' industrial land use classification. The rezoning coupled with the recommended plan amendments would align the zoning and land use classifications here.

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

1. The I-MU district is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. Residential uses are also permitted in the I-MU District, including more intensive multifamily development than the current RN-4 district.
2. The property is in a corridor with a mix of commercial, office, residential, warehouse, and industrial uses, and the location meets the proposed district's intent.
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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed I-MU district is not expected to have any significant adverse impact on the surrounding area, as it is the least intensive industrial district and allows a mix of uses compatible with existing development.
2. The adjacent western parcel zoned RN-4 is a vacant lot previously used as parking lot for the apparel distribution center to the north. With the I-MU district, a 20-ft Class B landscape buffer yard would be required along the western boundary for any development on the property.
3. The existing houses on two of these parcels are permitted in the I-MU district, so rezoning the subject properties to I-MU would not create a nonconformity.
4. The I-MU district is also the only industrial district with design standards pertaining to façade, fenestration and potential commercial development, which addresses aesthetic and functional compatibility with the surrounding area.

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 wide range of less-intensive uses permitted in the I-MU district is consistent with the General Plan's development policy 1.3 to provide incentives for redevelopment and rehabilitation of older

industrial properties.

2. The proposed rezoning is consistent with the recommended LI land use classification of the South City Sector Plan and One Year Plan.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. There is ample utility infrastructure in this area to support a range of redevelopment opportunities.
2. If a more intensive multifamily development were pursued, it would be supported by the transit route along Maryville Pike. If light industrial or commercial uses were pursued, it would cause no more strain on transportation infrastructure than the trucking activity already occurring next to it.

Action: Approved **Meeting Date:** 7/11/2024

Details of Action:

Summary of Action: Approve the I-MU (Industrial Mixed-Use) district because it is consistent with surrounding development and the recommended land use classification.

Date of Approval: 7/11/2024 **Date of Denial:** **Postponements:** 5/9/2024

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/6/2024

Date of Legislative Action, Second Reading: 8/20/2024

Ordinance Number:

Other Ordinance Number References: O-101-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: