

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-B-16-RZ **Related File Number:**
Application Filed: 11/4/2015 **Date of Revision:**
Applicant: PARTNERS V, LLC

PROPERTY INFORMATION

General Location: South side Yarnell Rd., west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 H A PT 03202, PT 118-018 **OTHER:** MAP ON FILE AT **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Yarnell Rd., a major collector street with 20' of pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (NWCo-4)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of uses, including residential of various densities, office and commercial, under A, PR, BP, PC and OB zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay) and PR (Planned Residential) / (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / (Technology Overlay) and PC (Planned Commercial) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Several properties

PLAN INFORMATION (where applicable)

Current Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) and PC (Planned Commercial) / TO zoning, as requested and depicted on attached agenda map.

Staff Recomm. (Full): The recommended zoning changes are necessary to align the zoning with the actual proposed development for the subject properties. The combination of the Yarnell Rd. realignment and the grading that has been approved has resulted in zoning lines that are not consistent with the approved development plans.

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. This site, which is located along Yarnell Rd., a major collector street, is appropriate for the proposed uses, as shown on approved development plans.
2. The proposed changes to the zoning map will bring the zoning into consistency with the approved development for the area.

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

1. The requested PR and PC zoning districts are both planned zoning districts that require MPC approval of development plans. Plans have been approved for development of the subject property, but in the proposed rezoning area, the approved uses are not consistent with the zoning map.
2. Based on the above situation, this proposed rezoning is appropriate to clear up discrepancies between the zoning map and actual use of the property.
3. The TO overlay is established to provide for physical development review in the Tennessee Technology Corridor area of Knox County by TTCDA. The TO zoning overlay will remain on the subject, meaning that future proposals may be subject to TTCDA approval of a Certificate of Appropriateness.

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. Public water and sanitary sewer are available to serve the site.
2. This proposed amendment of the zoning map will not adversely affect any other part of the County.
3. Development plans have already been approved for this area, so this rezoning will have no impact on how the property is ultimately developed.

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 Northwest County Sector Plan designates this area as part of a mixed use special district (MU-SD-NWCo-4). Both PC/TO and PR/TO zoning are appropriate within this special district.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning. This request is scheduled to be considered by TTCDA on Mon., January 11, 2016 (1-A-16-TOR).

Action: Approved

Meeting Date: 1/14/2016

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) / TO (Technology Overlay) and PC (Planned Commercial) / TO zoning, as requested and depicted on attached map.

Date of Approval: 1/14/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/22/2016

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: