

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-E-07-RZ **Related File Number:** 1-B-07-SP
Application Filed: 11/28/2006 **Date of Revision:**
Applicant: WOODALL PROPERTIES, LLC (REVISED)
Owner:

PROPERTY INFORMATION

General Location: East side Award Winning Way, southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 112.03 & 112.06 **Jurisdiction:** County
Size of Tract: 10.72 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Office building and vacant land
Surrounding Land Use:
Proposed Use: Office development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2210 Award Winning Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)/TO (Technology Overlay)
Former Zoning:
Requested Zoning: BP (Business and Technology)/TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE BP (Business Park)/TO (Technology Overlay) zoning

Staff Recomm. (Full): BP/TO zoning will permit development consistent with adjoining land uses and the steep slope that constrains portions of this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The current designation permits BP/TO zoning, now requested for this site, and in place on the adjoining property.
2. Uses allowed under BP zoning would be compatible with the scale and intensity of the adjacent land use and zoning pattern. Such uses would also be similar in scope and scale to uses permitted under surrounding BP, PC, and OB zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The BP zoning of this site will add additional traffic and increase turning movements from Award Winning Way onto Hardin Valley Rd.
- 3. The BP zone allows a wide range of uses to be permitted for the site. Additionally, the Technology Overlay requires review of development plans by the Tennessee Technology Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.
- 4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained, The developer of this property will be expected to address this issue as a site plan is prepared.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. If the applicant's requested Northwest County Sector Plan amendment is not required for the revised BP zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. The subject property is located within the Technology Overlay, and a certificate of appropriateness from the TTCDA was approved for BP rezoning of this site at their January meeting.
- 4. This request may lead to future requests for BP zoning around this interchange. However, future BP rezoning would also require TTCDA certificates of appropriateness.

MPC Action: Approved as Modified MPC Meeting Date: 1/11/2007

Details of MPC action: Approve BP/TO

Summary of MPC action: APPROVE BP (Business Park)/TO (Technology Overlay)

Date of MPC Approval: 1/11/2007 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: 2/26/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: