

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-B-07-RZ                      **Related File Number:** 10-A-07-PA  
**Application Filed:** 8/3/2007                      **Date of Revision:**  
**Applicant:** FURROW REALTY FUND, L.P.

### PROPERTY INFORMATION

**General Location:** South side I-40, northwest of Strawberry Plains Pike, east of Union School Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 15201                      **Jurisdiction:** City  
**Size of Tract:** 1.77 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Retail, office, manufacturing                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**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:

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.):

APPROVE C-4 (Highway & Arterial Commercial) zoning.

Staff Recomm. (Full):

C-4 zoning is compatible with surrounding development and zoning in the area.

Comments:

At the September 13, 2007 MPC meeting, staff referenced these applications and indicated that it intended to recommend approval of the proposed GC plan designation and C-4 zoning. This particular site is part of a larger development proposal, most of which is currently in Knox County's jurisdiction. This portion, located in the City of Knoxville's jurisdiction, could not be heard until this month's meeting because of the One Year Plan's policy that individual amendments may only be heard on a quarterly basis. At the September meeting, MPC approved OB zoning to the south and west of this site and approved a commercial sector plan designation and CB zoning to the east of the site, on approximately 30 acres (9-E-07-SP/9-H-07-RZ). Those two requests will be considered for final approval by Knox County Commission on October 22, 2007.

### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-4 zoning on this site is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-4 is a logical extension of commercial zoning from the east around the Strawberry Plains Pike/I-40 interchange.
3. This site is located adjacent to I-40 and to pending CB zoning to the east.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend upon the type of commercial development proposed, but the site is appropriately accessed from an arterial street near an I-40 interchange.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties will be minimal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to GC, C-4 zoning is consistent with the One Year Plan.
2. The East County Sector Plan proposes office uses for this site, consistent with the current O-1 zoning of the site. The recommended C-4 zoning also allows office uses.
3. This request is not likely to generate future requests for commercial designations or zoning, as all adjacent properties are already zoned commercial or industrial. The sector plan does not propose further extension of commercial uses to the south or west on any properties that are not already zoned commercial.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

10/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

c-6 General Commercial Park

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

C-6 General Commercial Park

**Effective Date of Ordinance:**