CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 11-T-03-RZ Related File Number:

Application Filed: 10/20/2003 **Date of Revision:**

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest and northeast sides of Sherrill Blvd., south of Dutchtown Rd.

Other Parcel Info.:

Tax ID Number: 118 218 OTHER: 131-98,99,100, 100.01, 101, 102, 104.0 **Jurisdiction:** City

Size of Tract: 62.73 acres

Accessibility: Access is via Sherrill Blvd., a four lane, minor collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses

Surrounding Land Use:

Proposed Use: Same as existing use Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: These properties are part of the commercial corridor developing along I-40/75 and Pellissippi Parkway

within various city and county commercial zones with a technology overlay.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: BP (Business & Technology Park)/TO (Technology Overlay), CA (General Business)/TO, PC (Planned

Commercial)/TO

Requested Zoning: C-3 (General Commercial)/TO-1 (Technology Overlay) or C-4 (Highway & Arterial Commercial)/TO-1,

BP-1 (Business & Technology Park)/TO-1, and/or PC-1 (Retail & Office Park)/TO-1

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 C-3 (General Commercial)/ TO-1 (Technology Overlay) zoning

Staff Recomm. (Full): C-3/TO-1 zoning will permit the continued commercial use of these properties in a manner consistent

with surrounding development and with the policies of the Tennessee Technology Corridor

Development Authority. Four of the five parcels that were zoned PC and BP in the county are too small for reasonable redevelopment under those zones without seeking numerous variances. The C-3 zone would allow development on the four small parcels without variances and would put the one larger site in the same commercial zone as the adjacent large site to the northeast. The development standards of the Tennessee Development Authority required by the TO-1 overlay would still apply to the sites. The

sector plan proposes commercial use for these properties.

Comments: Other annexed properties in this area have been zoned C-3/TO-1.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE C-3 (General Commercial)/ TO-1 (Technology Overlay)

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/9/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (One Reading Only) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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