

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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www.knoxmpc.org

File Number: 12-E-07-RZ **Related File Number:**
Application Filed: 10/23/2007 **Date of Revision:**
Applicant: KEN SANDERSON

PROPERTY INFORMATION

General Location: South side Technology Dr., west side Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 118 206.12 **Jurisdiction:** City
Size of Tract: 1.86 acres
Accessibility: Access is via Cogdill Rd., a two-lane, minor collector street with 26' of pavement, and Technology Dr., a local street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Transportation
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is part of a commercial/office development pattern that has occurred under CB/TO and C-6/TO-1 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PC-2 (Retail and Distribution Park) / TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park) / TO-1 (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-6 (General CommercialPark)/TO-1 (Technology Overlay) zoning

Staff Recomm. (Full):

C-6/TO-1 zoning of this site is consistent with other commercial zoning and development noted in the area. The sector plan proposes TR Transportation for this site and the adjacent ROW.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is a logical extension of commercial or office uses from the north, west and south.
- 2. C-6/TO-1 zoning will allow appropriate commercial or office development of the site but will require MPC staff approval of a development plan prior to construction.
- 3. The properties in the surrounding area are zoned for commercial uses, including CB, C-6, PC and PC-2 zoning. This property is located within a large business park area and is one of the few properties in the area that is not already developed commercially, or with offices.
- 4. C-6/TO-1 zoning will allow the proposed expansion of the business park from the west with MPC staff approval of a development plan prior to construction.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools. Access to the site will be either to Technology Dr or Cogdill Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes TR Transportation use for this site because it was part of the I-140 right-of-way.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Because the subject property is located within the Technology Overlay district, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

C-6 (General CommercialPark)/TO-1 (Technology Overlay)

Date of MPC Approval:

12/13/2007

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:

1/15/2008

Date of Legislative Action, Second Reading: 1/29/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: