

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-M-06-RZ **Related File Number:**
Application Filed: 11/3/2006 **Date of Revision:**
Applicant: NORTH STAR CHURCH
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Sherrill Blvd., northwest of I-40
Other Parcel Info.:
Tax ID Number: 131 100 **Jurisdiction:** City
Size of Tract: 13.73 acres
Accessibility: Access is via Sherrill Blvd., a four lane, minor collector street within the right of way of Pellissippi Parkway and I-40/75.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Warehousing for church. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This property is 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: 9929 Sherrill Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park) / TO-1 (Technology Overlay)
Previous Requests: Property was annexed into the City and zoned C-3/TO-1 (11-T-03-RZ)
Extension of Zone: No
History of Zoning: Annexed into the City in November 2003 (11-T-03-RZ)

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE C-6/TO-1 (General Commercial Park/Technology Overlay) zoning.

Staff Recomm. (Full):

C-6/TO-1 zoning is compatible with surrounding development and will require administrative site plan approval from MPC staff prior to development.

Comments:

The applicant is requesting to rezone this property from C-3/TO-1 to C-6/TO-1 in order to construct a warehouse for the distribution and storage of food for the Mission of Hope's Home Program. Warehousing over 5,000 sq. ft. is not a permitted use under the C-3 zoning district; however, it is permitted under the C-6 zoning district. The subject property is located within the Tennessee Technology Corridor, and this rezoning request will have to be heard and approved by the TTCCA board prior to issuance of building permits. TTCCA will consider this proposal at their meeting on December 11, 2006.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site for the proposed warehouse development would be compatible with established business uses in the area.
3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Sherrill Blvd. is a major collector street, capable of handling the additional traffic that could be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes GC (General Commercial) uses for this site. C-6 zoning is listed as a permissible zoning district under the GC designation.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. Applications for zoning variances, if required, will not be accepted by MPC until after the C-6 plan has been submitted and reviewed by staff.

MPC Action:

Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action:

C-6 (General Commercial Park)/TO-1 (Technology Overlay)

Date of MPC Approval:

12/14/2006

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: 1/16/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/30/2007

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: