

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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: 2-D-05-OA **Related File Number:**
Application Filed: 1/26/2005 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION
Owner:

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.50, to add certain uses to the BP (Business and Technology Park) zone, and related sections

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
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.: Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.50, to add certain uses to the BP (Business and Technology Park) zone, and related sections

MPC ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): STAFF RECOMMENDATION:

APPROVE amendments

Staff Recomm. (Full): The changes will clarify that call centers and other related uses are permitted under the BP zone.

Comments: COMMENTS:

The proposed changes were suggested by Mr. Tom McAdams, attorney for the Development Corporation of Knox County, to clarify that call centers and other related uses are permitted in the County's BP zone. Companion changes are also being recommended to the City's BP-1 zone. Several call centers already have been approved and developed on property zoned BP, through interpretation of the current zoning regulations. Recently, however, questions have been raised concerning a proposal to locate the offices of a television home shopping network, with offices, call center operations, and warehousing and distribution facilities. Other options considered included rezoning the property to LI (light Industrial) or amending the ordinance to add a definition for "retail", stipulating that order processing and fulfillment through call centers does not constitute a retail use. Amending the BP zone was determined to be the best approach.

The proposed ordinance language includes a new use, "order processing centers for goods and services," that includes television home shopping networks, call centers, warehousing and distribution of goods for sale to customers, and other related uses. The new language will also restrict over-the-counter sales and allow a limited number of on-premise, special sales events per calendar year.

MPC Action: Approved

MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action: APPROVE amendments

Date of MPC Approval: 2/10/2005

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: 3/28/2005

Date of Legislative Action, Second Reading: 4/25/2005

Ordinance Number:

Other Ordinance Number References: O-05-3-101

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

City Council approved by Resolution R-137-05 on 3/29/05

Date of Legislative Appeal:

Effective Date of Ordinance: