

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: 3-K-04-RZ **Related File Number:**
Application Filed: 2/9/2004 **Date of Revision:**
Applicant: AUTREY DAWSEY / PREMIERE ENTERPRISES OF WHITEVILLE, LLC
Owner:

PROPERTY INFORMATION

General Location: East side Dutchtown Rd., south side Lexington Dr.
Other Parcel Info.:
Tax ID Number: 131 62.01 **Jurisdiction:** City
Size of Tract: 3.44 acres
Accessibility: Access is via Dutchtown Rd., a major collector street and Lexington Dr., a local street, each with 26' pavements within 70' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Wholesale plastic pipe sales business **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a commercial area of retail, wholesale and light manufacturing businesses within C-3, C-4, C-6, PC and CB zones with portions of the area overlaid by the TO or TO-1 (Technology Overlay).

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-6/TO-1 (General Commercial Park/Technology Overlay)
Former Zoning:
Requested Zoning: I-3/TO-1 (General Industrial/Technology Overlay)
Previous Requests: Property was zoned C-6 following annexation into the City of Knoxville.
Extension of Zone: No
History of Zoning: Property was zoned C-6 following annexation into the City of Knoxville.

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

Variations 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 I-3 (General Industrial) zoning.

Staff Recomm. (Full): I-3 zoning will permit the relocation of a wholesale plastic pipe distributor to the site. Uses permitted under I-3 zoning are compatible with surrounding land uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The site is located at the edge of an area which has been developed with many warehouse and manufacturing uses, consistent with uses permitted under I-3 zoning.
2. The Northwest County Sector Plan proposes industrial uses on the properties directly adjacent to this site to the east, so this proposal would be an extension of the industrial designation to the west.
3. I-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The change in zoning will have minimal impact on streets and no impact on schools.
3. Uses permitted under I-3 zoning are compatible with the surrounding development in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes commercial uses for this site, but it is an extension of the industrial designation directly from the east.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, which does not allow I-3 zoning. MPC staff has agreed to update the plan designation accordingly as part of the 2004 One Year Plan update, which is currently underway and will be considered by MPC at the March 11, 2004 meeting.
4. Since the subject property is located within the TO-1 (Technology Overlay), a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCCA) will also be required for this rezoning request. This item will be considered by TTCCA on March 8, 2004.

MPC Action: Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

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

Date of MPC Approval: 3/11/2004 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: 4/13/2004 Date of Legislative Action, Second Reading: 4/27/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: