

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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File Number: 4-H-04-RZ **Related File Number:**
Application Filed: 3/1/2004 **Date of Revision:**
Applicant: DEAD HORSE LAKE DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Northeast side Sellers Ln., east of Sherrill Blvd
Other Parcel Info.:
Tax ID Number: 118 216 **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility: Access is via Sellers Ln., a local street with 30' of right of way and 21' of pavement width, or via Calico Ln., a local street with 30' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This primarily vacant area is located between Sherrill Blvd. and Dead Horse Lake Golf Course. Surrounding zoning to the west and south is primarily commercial with some business located to the south and east along Sherill Blvd.

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

Street: 428 Sellers Lane
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)/TO (Technology Overlay)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)/TO (Technology Overlay)
Previous Requests: Property was zoned PC/TO in 1998. (3-N-98-RZ)
Extension of Zone: Yes, extension of CB/TO from the west and south
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CB (Business & Manufacturing)/TO (Technology Overlay) zoning.

Staff Recomm. (Full): CB/TO is a logical extension of zoning from the south and west and is compatible with the surrounding zoning and development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The CB/TO zoning will allow uses compatible with the scale and intensity surrounding land uses and zoning pattern.
2. CB/TO is a logical extension of zoning from the south and west. The majority of the vacant land accessed from Calico Ln./Sellers Ln. is zoned CB/TO.
3. CB/TO development would be appropriate at this location, which is near Sherrill Blvd., a four-lane facility, and has close access to Pellissippi Parkway and I-40/75.
4. Since the property is located in the TO (Technology Overlay), the Tennessee Technology Corridor Development Authority (TTCDA) will be required to review any development plan for the property. This will off-set the loss of the plan review requirement under the PC zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve this site.
- 2. The proposal will have no impact on schools and a minimal impact on streets.
- 3. The proposed zoning change will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes commercial uses for this site.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. This request should not lead to future requests for CB zoning. Most surrounding property is already zoned CB.
- 4. Because this site is located within the TO (Technology Overlay), the applicant is also seeking the required Certificate of Appropriateness from TTCDA. TTCDA will consider this rezoning request at their April 5, 2004 hearing.

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE CB (Business & Manufacturing)/TO (Technology Overlay)

Date of MPC Approval: 4/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/24/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: