

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: 4-X-03-RZ **Related File Number:**
Application Filed: 3/12/2003 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: West side Schaeffer Rd., northeast side Pellissippi Parkway, northwest of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 104 113.01 OTHER: 118-003 **Jurisdiction:** County
Size of Tract: 6 acres
Accessibility: Access is via Schaeffer Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residence
Surrounding Land Use:
Proposed Use: Office/warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the Commercial/Technology Overlay development that is situated around the Lovell Rd./Pellissippi Parkway interchange and zoned CA,PC and BP, within Technology Overlay.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)/TO (Technology Overlay)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)/TO (Technology Overlay)
Previous Requests: Property was zoned CA in 2002 (7-K-02-RZ)
Extension of Zone: No
History of Zoning: Property was zoned CA in 2002 (7-K-02-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: Ken Pruitt

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

Staff Recomm. (Full): CB zoning is needed to develop the site with office/warehousing, which is a use compatible with surrounding commercial and office development. The sector plan proposes commercial use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The property is vacant and already zoned CA/TO (General Business)/(Technology Overlay), which allows retail uses.
2. CB/TO zoning would allow use of the property for office/warehouse use. It is not allowed under CA/TO zoning.
3. The proposed use and other permitted uses in the CB/TO zone are compatible with the scale and intensity of surrounding uses and zoning, and would require a Certificate of Appropriateness from the TTCDA prior to any development.

THE EFFECTS OF THE PROPOSAL
1. Water, sewer and other utilities are available to this site. This rezoning to CB/TO will not result in any additional demands on schools or streets compared to the current CA/TO zoning.
2. The zoning change will not have a significant impact on some of the adjacent properties, which are zoned for commercial uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes Commercial for the site. The proposed commercial zoning is consistent with the sector plan's commercial designated area, which is already zoned CA/TO, PC/TO and BP/TO.
2. The Growth Policy Plan identifies this site for Planned Growth.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:

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

Date of MPC Approval: 4/10/2003 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: 5/27/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: