

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-E-08-RZ **Related File Number:**
Application Filed: 3/31/2008 **Date of Revision:**
Applicant: JOSEPH D. CHALMERS

PROPERTY INFORMATION

General Location: Northeast side Sherrill Blvd., southeast of Mabry Hood Rd.
Other Parcel Info.:
Tax ID Number: 118 210 **Jurisdiction:** County
Size of Tract: 2.32 acres
Accessibility: Access is via Sherrill Blvd., a major collector street with 4 lanes within the right of way of I-140.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Offices/warehouses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Mixed Uses
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with businesses, offices and warehouses under various commercial and business park zones.

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

Street: 10031 Sherill Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of CB/TO from the north
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 zoning is compatible with the surrounding development and zoning pattern, is consistent with the sector plan and is an extension of zoning from the north.

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 an extension of zoning from the north and east. The majority of the land in the vicinity of this site 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 BP 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 mixed uses for this site, consistent with the proposal. The mixed use designation allows consideration of commercial zoning, which is the predominant zoning within the mixed use designated area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to future requests for CB/TO zoning, especially on the adjacent tract to the south and east, which is currently zoned BP/TO, but developed with manufactured housing.
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 May 5, 2008 meeting.

MPC Action: Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

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

Date of MPC Approval: 5/8/2008

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: 6/23/2008

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: