

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: 5-G-01-RZ **Related File Number:**
Application Filed: 4/12/2001 **Date of Revision:**
Applicant: JOHN K. KING
Owner:

PROPERTY INFORMATION

General Location: West side Pellissippi Parkway, north side George Light Rd.
Other Parcel Info.:
Tax ID Number: 89 123.01,123.06 **OTHER:** 130 &131(PARTS ZONED A/T **Jurisdiction:** County
Size of Tract: 40 acres
Accessibility: Access is via George Light Rd. a local street with 16' to 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and vacant land
Surrounding Land Use:
Proposed Use: Any use permitted in the PC zone **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the rural residential area located along the west side of the Pellissippi Parkway zoned A and TO where a recent zoning change to PC has occurred.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & TO (Technology Overlay)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & TO (Technology Overlay)
Previous Requests: Property was denied CB in 2000.
Extension of Zone: Yes
History of Zoning: Property west of the subject property was rezoned to PC in 2000 (5-F-01-RZ). Subject property was denied a COA for rezoning to PC/TO in May, 2000.

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:

KP

Staff Recomm. (Abbr.):

APPROVE PC (Planned Commercial) & TO (Technology Overlay) zoning.

Staff Recomm. (Full):

The Northwest County Sector Plan designates this site for light industrial development, limited to PC (Planned Commercial) or LI (Light Industrial) zoning. The applicant's rezoning request is consistent with this designation.

Comments:

This site was part of a rezoning request for CB (Business & Manufacturing) zoning that was considered by the Planning Commission in May of 2000. The request included approximately 80 acres both inside and outside the TO (Technology Overlay). The Planning Commission, after considering a Northwest County Sector Plan amendment study prepared by the staff, voted to amend the plan to allow Light Industrial development on the property, under either PC (Planned Commercial) or LI (Light Industrial) zoning. The previous plan designation was Agricultural/Rural Residential. The Planning Commission then approved PC and PC/TO zoning for the property. The Tennessee Technology Corridor Development Authority subsequently denied a request for Certificate of Appropriateness for PC zoning on the roughly 40 acres inside the Technology Overlay. This decision was upheld by County Commission on appeal. The County Commission, however, rezoned the 40 acres outside the Technology Overlay to PC.

The staff supports the current request for PC/TO zoning for the following reasons:

- 1) The request for PC zoning is consistent with the sector plan designation for the subject property.
- 2) Protective covenants, which are required as part of the use on review site plan review process, must identify the proposed uses for the property. These uses should be limited to office and those retail and business and personal service uses that are developed primarily to meet the needs of those persons in the office development.
- 3) The site plan requirement of the PC zone will allow the MPC staff to identify needed improvements to help mitigate the transportation issues and concerns that affect this site. The general public will also have an opportunity to review any plans for the property and make suggestions on how the local transportation network can be improved to handle anticipated traffic volumes. Building layout, signage, landscaping needs and pedestrian circulation can also be addressed through this process.
- 4) The site, which has direct exposure to the Pellissippi Parkway, is within the Technology Overlay, which will require the submission to the TTCDA of building plans and designs that must comply with the Design Guidelines.

The TTCDA will consider a request for the approval of a Certificate of Appropriateness for rezoning, as well as an amendment to the TTCDA Comprehensive Development Plan, for the subject property on June 11, 2001.

MPC Action:

Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action:

APPROVE PC (Planned Commercial) & TO (Technology Overlay)

Date of MPC Approval:

6/14/2001

Date of Denial:

Postponements: 5/10/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action: 7/23/2001

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

Denied rezoning

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: