

# 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-O-04-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** QUALITY STORAGE TRAILERS PARTNERSHIP  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Yellow Pine Ln., northeast of Cogdill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 O B 002 (PORTION ZONED PC)                      **Jurisdiction:** County  
**Size of Tract:** 6.2 acres  
**Accessibility:** Access is via Yellow Pine Ln., a local street with 32' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of a developing commercial business park that is within CB and PC zoning, with a Technology Overlay.

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

**Street:**  
**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:** None noted  
**Extension of Zone:** Yes  
**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: Ken Pruitt

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

Staff Recomm. (Full): CB zoning will put the remaining undeveloped portion of this entire site into the same category and establish the same setbacks and list of permitted uses. Site plan review will still be required under the Technology Overlay requirements. The sector plan proposes commercial use for the property.

Comments: **NEED AND JUSTIFICATION FOR THE PROPOSAL**  
1. The site is located within an area which has been developed with warehouse and manufacturing uses, consistent with uses permitted under CB zoning.  
2. The Northwest County Sector Plan proposes commercial, industrial and technology uses on the properties surrounding this site. CB zoning would support these designations.  
3. CB 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 CB 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.  
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.  
3. Since the subject property is located within the TO (Technology Overlay), a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) will also be required for this rezoning request. This item will be considered by TTCDA on May 10, 2004.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 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 the County.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

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

Date of MPC Approval: 5/13/2004

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: 6/28/2004

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:**

TTCDA approved COA 6/28/2004

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**