APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-C-04-PA **Application Filed:** 6/9/2004

Applicant: FURROW FAMILY PARTNERSHIP, LLC

Owner:

PROPERTY INFORMATION

General Location: North side I-40/75, south side Lexington Dr., and west side Simmons Rd. **Other Parcel Info.:** Tax ID Number: 131 G A 001, 131-066,6628 Jurisdiction: City Size of Tract: 21 acres Access is via Lexington Dr., a local street with 20' of pavement within a 50' right-of-way. Accessibility:

Related File Number:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building Surrounding Land Use: **Proposed Use:** Any use permitted in I-3 zoning Density: Sector Plan: Northwest County Sector Plan Designation: **Growth Policy Plan:** Urban Growth Area (Inside City Limits) This site is part of a light industrial development that has occurred under CB zoning in the county. **Neighborhood Context:** Portions of the area have been annexed into the city over the last several years and have been to rezoned C-4 and I-3.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-4 (Highway and Arterial Commercial)/TO-1 (Technology Overlay)
Former Zoning:	
Requested Zoning:	I-3 (General Industrial)/TO-1 (Technology Overlay)
Previous Requests:	Property was zoned C-4 following annexation into the City of Knoxville
Extension of Zone:	Yes
History of Zoning:	Property was zoned C-4 following annexation in 2000.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)/TO (Technology Overlay)



FAX•215•2068

www•knoxmpc•org

7-D-04-RZ

Date of Revision:

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 LI (Light Industrial)/TO (Technology Overlay) designation						
Staff Recomm. (Full):	Light industrial is consistent with surrounding wholesale business uses and the sector plan's proposal for LI Light Industrial use.						
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL The site is located at the edge of an area which has been developed with many warehouse and manufacturing uses, consistent with uses permitted under I-3 zoning. The Northwest County Sector Plan proposes light industrial industrial uses for this site. I-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern. 						
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to serve the site. The change in zoning will have minimal impact on streets and no impact on schools. Uses permitted under I-3 zoning are compatible with the surrounding development in the area. 						
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Northwest County Sector Plan proposes light industrial uses for this site. 2. The One Year Plan proposes both GC (General Commercial) and LI (Light Industrial) uses for this area. 3. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan. 4. Since the subject property is located within the TO-1 (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 July 6, 2004. 						
MPC Action:	Approved		MPC Meeting Date: 7/8/2004				
Details of MPC action:							
Summary of MPC action:	APPROVE LI (Light Industrial)/TO (Technology Overlay)						
Date of MPC Approval:	7/8/2004	Date of Denial:	Postponements:				
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council				
Date of Legislative Action:	8/3/2004 Date of Legislative Action, Second Reading: 8/17/2004				
Ordinance Number:		Other Ordinance Number References:			
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved		
If "Other":		If "Other":			
Amendments:		Amendments:			

Effective Date of Ordinance: