#### **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)



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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:	<ol> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>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.</li> <li>The Northwest County Sector Plan proposes light industrial industrial uses for this site.</li> <li>I-3 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.</li> </ol>						
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are available to serve the site.</li> <li>The change in zoning will have minimal impact on streets and no impact on schools.</li> <li>Uses permitted under I-3 zoning are compatible with the surrounding development in the area.</li> </ul>						
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The Northwest County Sector Plan proposes light industrial uses for this site.</li> <li>2. The One Year Plan proposes both GC (General Commercial) and LI (Light Industrial) uses for this area.</li> <li>3. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.</li> <li>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.</li> </ul>						
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: