

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: 7-K-02-RZ **Related File Number:** 7-H-02-SP
Application Filed: 6/12/2002 **Date of Revision:**
Applicant: SCOTT SMITH
Owner:

PROPERTY INFORMATION

General Location: West side Schaeffer Rd., north of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 3, 113.01 **Jurisdiction:** County
Size of Tract: 6.7 acres
Accessibility: Access is via Schaeffer Rd., a minor collector street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is part of the Technology corridor that extends along both sides of Pellissippi Parkway north of I-40/75 and is zoned BP, PC and CA/TO.

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

Street: 1717 Schaeffer Rd.
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: CA (General Business) & TO (Technology Overlay)
Previous Requests: Property was zoned BP and TO in 1982 as part of a General Rezoning along the Pellissippi Parkway.
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 CA (General Business)/TO (Technology Overlay) zoning based on the sector plan approval.

Staff Recomm. (Full): The CA permitted uses are consistent with other commercial uses and nearby CA zoning. Additional development standards will be required by the Technology Overlay and the Technology Corridor Development Authority required site plan review process.

Comments: The CA zoning northwest of the site is occupied by a veterinary clinic that has been in place for many years, while the CA zoning to the south was recently developed with a Burger King Restaurant.

A Certificate of Appropriateness for rezoning from the Tennessee Technology Corridor Development Authority (TTCDA) will be required before the rezoning of this property can be finalized. The site plan review process required by the (TTCDA) will ensure compatibility with surrounding development and the intent of the sector plan for commercial and business park development of this area. The transportation use proposed by the sector plan is no longer needed, which permits consideration of the site for appropriate private development compatible with surrounding existing and proposed land uses.

MPC Action: Approved MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)/TO (Technology Overlay)

Date of MPC Approval: 7/11/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 8/26/2002 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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: