CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:8-C-02-RZApplication Filed:7/9/2002Applicant:JACK SUMNEROwner:Image: State State

PROPERTY INFORMATION

General Location:	Northeast side Sellers Ln., northeast of Sherrill Blvd.		
Other Parcel Info.:			
Tax ID Number:	118 215	Jurisdiction: County	
Size of Tract:	5.9 acres		
Accessibility:	Access is via Sellers Ln, a local road with 25' of pavement within a 50' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION		
Existing Land Use:	Vacant land	
Surrounding Land Use:		
Proposed Use:	Light industrial (wood products), and heavy equipment sales and Density: service.	
Sector Plan:	Northwest County Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)	
Neighborhood Context:	This site, located in the Technology Corridor, is surrounded primarily by undeveloped properties under the PC and CB zones. A small cluster of single-family residences is located to the west of this site on properties zoned BP.	

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

Street:

437 Sellers Ln.

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:	Property was zoned PC in 1990's
Extension of Zone:	Yes.
History of Zoning:	Rezoned to PC in the 80's.

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	ACTION AND DISPOSITION	
Planner In Charge:	Bonnie Curtiss		
Staff Recomm. (Abbr.):	APPROVE CB / TO (Business & Manufacturing) / (Technology Overlay) zoning		
Staff Recomm. (Full):	CB zoning is a logical extension of zoning from the west and is consistent with the commercial designation of the site by the Northwest County Sector Plan.		
Comments:	The applicant has requested this rezoning in order to establish one consistent zone on his commercial properties (this tract and adjoining 8-acre tract to the west). The nature of businesses and manufacturing uses allowed in the CB zone usually involves large volumes of traffic. The recently improved Sellers Ln. and Sherrill Blvd. are roads capable of handling such commercial traffic. A Certificate of Appropriateness for rezoning from the Tennessee Technology Corridor Development Authority will be required before the rezoning of this property can be finalized.		
MPC Action:	Approved		MPC Meeting Date: 8/8/2002
Details of MPC action:			
Summary of MPC action:	APPROVE CB / TO (Business & Manufacturing/Technology Overlay)		
Date of MPC Approval:	8/8/2002	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

No. of Lots Approved: 0

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	9/23/2002	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: