

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: 8-E-07-RZ **Related File Number:**
Application Filed: 6/27/2007 **Date of Revision:**
Applicant: AVERITT PROPERTIES

PROPERTY INFORMATION

General Location: Northeast end Starkey Ln., northeast and southwest of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 080.01,081,081.01,082 **Jurisdiction:** County
Size of Tract: 4.593 acres
Accessibility: Current access is via Starkey Ln., a local street with 15-16' of pavement width within 50' of right of way. Future access is presumed to be through the adjacent trucking business to the southeast.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Expansion of adjacent trucking business from southeast **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located along the northwest edge of the large Averitt commercial trucking site on Cogdill Rd., which is zoned PC-2/TO-1. The site also borders the Cogdill Commercial Park and Dutchtown Business Park, which are both zoned commercial.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) / TO (Technology Overlay) and A (Agricultural) / TO
Former Zoning:
Requested Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Not an extension of PC/TO, but it is an extension of City's PC-2/TO-1 zone from the southeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): PC/TO zoning will allow the expansion of the adjacent trucking business onto this property while also requiring use on review development plan approval from MPC. PC/TO is a logical extension of commercial zoning and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is a logical extension of commercial uses from the north and south,
2. PC/TO zoning will allow appropriate commercial development of the site but will require MPC approval of a use on review development plan prior to development, providing the opportunity for MPC staff and public review.
3. The vast majority of properties in the surrounding area are zoned for commercial uses, including CB, C-6, PC and PC-2 zoning. This property is located within a large business park area and is one of the few properties in the area that is not already zoned commercially.
4. PC/TO zoning will allow the proposed expansion of the trucking business from the southeast, but will require MPC approval of a use on review development plan prior to development, providing the opportunity for MPC staff and public review.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The proposal will have no impact on schools. It is assumed that access to the site will be through the existing trucking business site to the southeast to Cogdill Rd. If any access is proposed to Starkey Ln., it should be limited to private automobiles only with no tractor trailers. Currently, Starkey Ln. is not suitable for large, heavy tractor trailer usage.
- 3. PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan proposes light industrial uses for this site, consistent with the proposed PC zoning.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Because the subject property is located within the Technology Overlay district, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their August 6, 2007 meeting (File # 07.028.0).
- 4. This request may lead to future commercial rezoning requests in the immediate area on properties not already zoned as such.

MPC Action: Approved

MPC Meeting Date: 8/9/2007

Details of MPC action:

Summary of MPC action: APPROVE PC (Planned Commercial) / TO (Technology Overlay)

Date of MPC Approval: 8/9/2007

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: 9/24/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: