

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-A-18-RZ
Application Filed: 7/16/2018
Applicant: SCOTT MCPHERSON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Starkey Ln., northeast of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 085 **Jurisdiction:** County
Size of Tract: 0.6 acres
Accessibility: Access is via Starkey Ln., a local street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Office warehouse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LI
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of uses under PC, OB, CB, I and RA zoning, all within the TO (Technology Overlay).

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

Street: 10308 Starkey Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing) / TO (Technology Overlay)
Previous Requests: Rezoned from RA/TO to OB/TO in 1999 (5-I-99-RZ).
Extension of Zone: No
History of Zoning: Property was rezoned from RA/TO to OB/TO in 1999 (5-I-99-RZ)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that Knox County Commission APPROVE CB (Business and Manufacturing) and TO (Technology Overlay) zoning.

Staff Recomm. (Full): The requested CB zoning is consistent with the sector plan proposal for the property. With the mix of uses and zoning in the area, the requested CB zoning will allow uses that are compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The requested CB zoning is consistent with the sector plan proposal for the property.
2. The site is surrounded by a mix of more intense and less intense zoning districts, including I, OB, CB, PC and RA.
3. With the mix of uses and zoning in the area, the requested CB zoning will allow uses that are compatible with the scale and intensity of the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion.
2. Based on the above description and intent of CB zoning, the subject property is appropriate to be rezoned to CB.
3. The TO (Technology Overlay) will be maintained, regardless of a change in the base zoning. The Tennessee Technology Corridor Development Authority (TTCDA) will be required to approve a Certificate of Appropriateness for the development plan prior to issuance of permits.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. CB zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.
2. CB zoning is compatible with the zoning and development in the area.
3. The required development plan review required by TTCDA will serve to minimize any adverse impacts to surrounding properties. This review is required because the property is located within the TO (Technology Overlay).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes LI (Light Industrial) uses for the site. The requested CB zoning is consistent with the LI designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff has not identified any conflicts with other adopted plans.
4. Since the subject property is located within the TO (Technology Overlay), a Certificate of Appropriateness for Rezoning will need to be approved by TTCDA. This rezoning consideration is scheduled to be heard by TTCDA on September 10, 2018 (9-A-18-TOR).

Action: Approved

Meeting Date: 9/13/2018

Details of Action:

Summary of Action: RECOMMEND that Knox County Commission APPROVE CB (Business and Manufacturing) and TO (Technology Overlay) zoning.

Date of Approval: 9/13/2018

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: 10/22/2018

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: