

# 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:** 9-B-08-RZ                      **Related File Number:**  
**Application Filed:** 8/1/2008              **Date of Revision:**  
**Applicant:** ROB SANDERS

### PROPERTY INFORMATION

**General Location:** Northwest side Lexington Dr., southwest of Cogdill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 B A PART OF 002    **OTHER:** PORTION OF PC ZONED    **Jurisdiction:** County  
**Size of Tract:** 3 acres  
**Accessibility:** Access is via Lexington Dr., a two lane, local street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial  
**Surrounding Land Use:**  
**Proposed Use:** Continued commercial use                      **Density:**  
**Sector Plan:** Northwest County    **Sector Plan Designation:** LI  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This developed site is part of light industrial development area that includes a range of commercial uses that have developed under CB, C-6, I and PC zones. The TO Tennessee Technology Corridor Overlay designation was placed on the area in the early 1980's.

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

**Street:** 10421 Lexington Dr  
**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:** None noted  
**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:

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.): RECOMMEND that County Commission approve CB (Business and Manufacturing) / TO (Technology Overlay) zoning consistent with the sector plan.

Staff Recomm. (Full): The site currently has both PC and CB base commercial zones on it. The owner intends to make additional building improvements as well as sell the remaining PC zoned part of the site to the adjoining property owner to the north. The CB rezoning will place the same base zone on all the property being retained and establish the same building setbacks and use requirements for that part of the property. The TO overlay will remain on all the property and require a certificate of appropriateness from the TTCDA for this rezoning and any improvements proposed.

Comments: REZONING REQUIREMENTS:  
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE COUNTY GENERALLY:

1. Although the requested rezoning, does not necessarily respond to changing conditions in the immediate area, its purpose is to allow the owner to make improvements to an existing building under the same base zone that includes the remainder of the property. The portion of the property that will remain PC will be sold to the adjoining property owner to the north.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. The CB zone is appropriate for areas where heavy commercial and light industrial uses are proposed and already in place. Much of the area that includes the subject property is presently zoned under the CB classification and developed with warehousing and light manufacturing uses.

2. Since the property is located within Technology Overlay, review and approval of any plans for the property will have to reviewed by the Tennessee Technology Corridor Development Authority.

EFFECTS OF THE PROPOSAL:

- 1. Public water and sewer are in place to serve this site.
- 2. The change in zoning will have no impact on schools and minimal impact on the area street system.
- 3. Uses permitted under CB zoning are compatible with uses already found within the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. The Northwest County Sector Plan proposes light industrial uses for the subject property.
- 2. The site is located within the Planned Growth Area of the Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 9/11/2008

Details of MPC action:

Summary of MPC action: RECOMMEND that Knox County Commission APPROVE CB (Business and Manufacturing) / TO (Technology Overlay) zoning consistent with the current sector plan.

Date of MPC Approval: 9/11/2008

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: 10/27/2008

Date of Legislative Action, Second Reading: 11/17/2008

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**