

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-H-07-RZ **Related File Number:** 9-E-07-SP
Application Filed: 8/3/2007 **Date of Revision:**
Applicant: FURROW REALTY FUND, L.P.

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, south side I-40, east side Union School Rd.
Other Parcel Info.:
Tax ID Number: 72 151,152 & 276 **Jurisdiction:** County
Size of Tract: 30 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and office building
Surrounding Land Use:
Proposed Use: Retail, office, manufacturing **Density:**
Sector Plan: East County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) and A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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 CB (Business & Manufacturing) zoning for the eastern portion of the site and OB (Office, Medical & Related Services) zoning for the western portion, as shown on attached MPC staff recommendation map. (Applicant requested CB for entire site.)

Staff Recomm. (Full):

CB zoning is compatible with the scale and intensity of adjacent development and zoning in the eastern portion of the site, but not in the western portion of the site, adjacent to residential uses. OB zoning is more appropriate for this area and is consistent with the sector plan proposal for the area.

Comments:

These applications are for the portion of the overall site that is in Knox County's jurisdiction. There is an additional 1.77 acre parcel (152.01) that is part of the overall site, but is located within the City Limits of Knoxville. It is currently designated office on both the One Year Plan and sector plan and zoned O-1. The applicant has submitted a One Year Plan amendment request for GC and a rezoning request for C-4 on this parcel, which will be officially considered at the October 11, 2007 meeting. In order for the Planning Commission to consider the entire site, including the City portion in considering approval of these requests, staff has reviewed the City portion also. Staff intends to recommend approval of the GC plan designation and C-4 zoning at the October meeting. Because of the One Year Plan policy that individual amendments can only be accepted on a quarterly basis, October was the earliest that the City portion of this proposal could be considered. These applications have been filed and will be on the October 11, 2007 MPC agenda (10-B-07-RZ/10-A-07-PA).

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CB zoning on the recommended portion of the site is compatible with the scale and intensity of the surrounding development and zoning pattern. The CB recommended portion of the site is adjacent to C-3, C-6, I-3 and CB zoning.
2. CB is a logical extension of commercial zoning from the north and east around the Strawberry Plains Pike/I-40 interchange.
3. The office plan designation and OB zoning on the western portion of the site, closer to residential uses, will serve as a transitional zoning between commercial and residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend upon the type of development proposed, but the site is appropriately located on an arterial street near an I-40 interchange.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to commercial on a portion of the site, CB zoning is consistent with the East County Sector Plan. The OB zoning on a portion of the site is consistent with the current sector plan proposal for the western portion of the site.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not likely to generate future requests for commercial designations or zoning, as all adjacent properties are already zoned commercial or industrial. The sector plan does not recommend further extension of commercial uses to the south on any properties that are not already zoned commercial.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE CB (Business & Manufacturing) for the eastern portion of the site and OB (Office, Medical &

Related Services) for the western portion, as shown on attached MPC staff recommendation map.

Date of MPC Approval: 9/13/2007

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: 10/22/2007

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: