

▶ **FILE #:** 12-M-06-RZ

AGENDA ITEM #: 74

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** NORTH STAR CHURCH

OWNER(S): NORTH STAR CHURCH

TAX ID NUMBER: 131 100

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side of Sherrill Blvd., northwest of I-40

▶ **APPX. SIZE OF TRACT:** 13.73 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Sherrill Blvd., a four lane, minor collector street within the right of way of Pellissippi Parkway and I-40/75.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** C-3 (General Commercial) / TO-1 (Technology Overlay)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park) / TO-1 (Technology Overlay)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Warehousing for church.

EXTENSION OF ZONE: No

HISTORY OF ZONING: Annexed into the City in November 2003 (11-T-03-RZ)

SURROUNDING LAND USE AND ZONING: North: Undeveloped / RP-1 (Planned Residential)

South: Interstate I-40 / PC-2 (Retail & Distribution Park)

East: Cemetery / C-3/TO-1 (General Commercial / Technology Overlay)

West: Vacant / CB/TO (Business & Manufacturing / Technology Overlay)

NEIGHBORHOOD CONTEXT: This property is part of the commercial corridor developing along I-40/75 and Pellissippi Parkway within various city and county commercial zones with a technology overlay.

STAFF RECOMMENDATION:

▶ **APPROVE C-6/TO-1 (General Commercial Park/Technology Overlay) zoning.**

C-6/TO-1 zoning is compatible with surrounding development and will require administrative site plan approval from MPC staff prior to development.

COMMENTS:

The applicant is requesting to rezone this property from C-3/TO-1 to C-6/TO-1 in order to construct a warehouse for the distribution and storage of food for the Mission of Hope's Home Program. Warehousing over 5,000 sq. ft. is not a permitted use under the C-3 zoning district; however, it is permitted under the C-6 zoning district. The subject property is located within the Tennessee Technology Corridor, and this rezoning request will have to be heard and approved by the TTCDA board prior to issuance of building permits. TTCDA will consider this proposal at their meeting on December 11, 2006.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site for the proposed warehouse development would be compatible with established business uses in the area.
3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits.

THE EFFECTS OF THE PROPOSAL

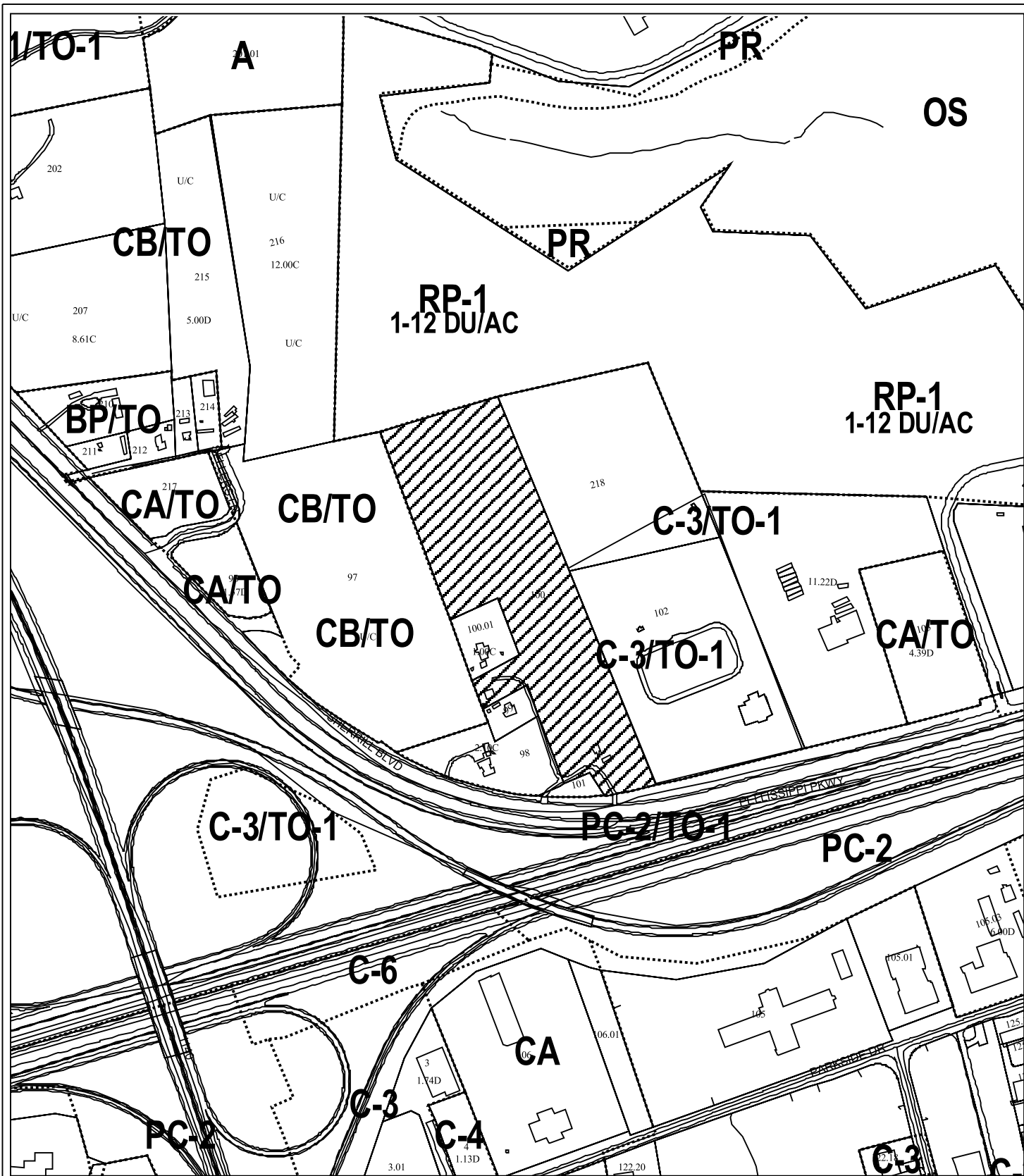
1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Sherrill Blvd. is a major collector street, capable of handling the additional traffic that could be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes GC (General Commercial) uses for this site. C-6 zoning is listed as a permissible zoning district under the GC designation.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. Applications for zoning variances, if required, will not be accepted by MPC until after the C-6 plan has been submitted and reviewed by staff.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-M-06-RZ
REZONING

Petitioner: North Star Church

Map No: 131

Jurisdiction: City



From: C-3 (General Commercial) / TO-1 (Technology Overlay)
To: C-6 (General Commercial Park) / TO-1 (Technology Overlay)

Original Print Date: 11/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902