

▶ **FILE #:** 8-E-07-RZ

**AGENDA ITEM #:** 55

**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** AVERITT PROPERTIES

OWNER(S): AVERITT PROPERTIES

TAX ID NUMBER: 131 080.01,081,081.01,082

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast end Starkey Ln., northeast and southwest of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 4.593 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** RA (Low Density Residential) / TO (Technology Overlay) and A (Agriculture)

▶ **ZONING REQUESTED:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Dwellings and vacant land

▶ **PROPOSED USE:** Expansion of adjacent trucking business from southeast

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

SURROUNDING LAND USE AND ZONING: North: Business / C-6 (General Commercial Park)/TO-1 (Technology Overlay)

South: Business / CB (Business and Manufacturing)/TO (Technology Overlay)

East: Trucking business / PC-2 (Retail & Distribution Park)/TO-1 (Technology Overlay)

West: Dwellings and offices / RA (Low Density Residential)/TO and OB (Office, Medical & Related Services)/TO

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning.**

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/24/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




**8-E-07-RZ  
REZONING**

Petitioner: Averitt Properties

Map No: 131

Jurisdiction: County


 From: RA (Low Density Residential) / TO (Technology Overlay)  
 and A (Agricultural) / TO  
 To: PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 07/26/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

