

▶ **FILE #:** 12-E-07-RZ

AGENDA ITEM #: 81

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** KEN SANDERSON

OWNER(S): M KENT SANDERSON FAMILY LIMITED PARTNERSHIP II

TAX ID NUMBER: 118 206.12

JURISDICTION: City Council District 2

▶ **LOCATION:** South side Technology Dr., west side Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 1.86 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Cogdill Rd., a two-lane, minor collector street with 26' of pavement, and Technology Dr., a local street with 26' of pavement within a 50' right-of-way

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** PC-2 (Retail and Distribution Park) / TO-1 (Technology Overlay)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office building

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Technology Dr., and offices / CB/TO Commercial /Technology Overlay

South: Trucking terminal / PC-2/TO-1 Commercial /Technology Overlay

East: Cogdill Rd., I-140 (Pellissippi Parkway / PC-2/TO-1 Commercial /Technology Overlay

West: Office building /C-6/TO-1 Commercial /Technology Overlay

NEIGHBORHOOD CONTEXT: This vacant site is part of a commercial/office development pattern that has occurred under CB/TO and C-6/TO-1 zones.

STAFF RECOMMENDATION:

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

C-6/TO-1 zoning of this site is consistent with other commercial zoning and development noted in the area. The sector plan proposes TR Transportation for this site and the adjacent ROW.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is a logical extension of commercial or office uses from the north, west and south.
2. C-6/TO-1 zoning will allow appropriate commercial or office development of the site but will require MPC staff approval of a development plan prior to construction.

3. The 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 developed commercially, or with offices.

4. C-6/TO-1 zoning will allow the proposed expansion of the business park from the west with MPC staff approval of a development plan prior to construction.

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. Access to the site will be either to Technology Dr or Cogdill Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes TR Transportation use for this site because it was part of the I-140 right-of-way.

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/29/2008. 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-E-07-RZ
REZONING

Petitioner: Ken Sanderson

Map No: 118

Jurisdiction: City



From: PC-2 (Retail and Distribution Park) / TO-1 (Technology Overlay)

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

Original Print Date: 12/06/07 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902