

▶ **FILE #:** 5-E-08-RZ

AGENDA ITEM #: 51

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** JOSEPH D. CHALMERS

OWNER(S): WHITE ALBERT & KATHLEEN JAMES A WHITE JR

TAX ID NUMBER: 118 210

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northeast side Sherrill Blvd., southeast of Mabry Hood Rd.

▶ **APPX. SIZE OF TRACT:** 2.32 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sherrill Blvd., a major collector street with 4 lanes within the right of way of I-140.

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

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** CB (Business and Manufacturing) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Offices/warehouses

EXTENSION OF ZONE: Yes, extension of CB/TO from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land and office buildings / CB (Business & Manufacturing) / TO (Technology Overlay)

South: Residences / BP (Business & Technology Park) / TO

East: Residences and vacant land / BP (Business & Technology Park) / TO and CB (Business & Manufacturing) / TO

West: Sherrill Blvd. and I-140 right of way / PC-2 (Retail and Distribution Park) / TO-1 (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with businesses, offices and warehouses under various commercial and business park zones.

STAFF RECOMMENDATION:

▶ **APPROVE CB (Business & Manufacturing) / TO (Technology Overlay) zoning.**

CB/TO zoning is compatible with the surrounding development and zoning pattern, is consistent with the sector plan and is an extension of zoning from the north.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CB/TO zoning will allow uses compatible with the scale and intensity surrounding land uses and zoning pattern.
2. CB/TO is an extension of zoning from the north and east. The majority of the land in the vicinity of this site is zoned CB/TO.

3. CB/TO development would be appropriate at this location, which is near Sherrill Blvd., a four-lane facility, and has close access to Pellissippi Parkway and I-40/75.
4. Since the property is located in the TO (Technology Overlay), the Tennessee Technology Corridor Development Authority (TTCDA) will be required to review any development plan for the property. This will offset the loss of the plan review requirement under the BP zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve this site.
2. The proposal will have no impact on schools and a minimal impact on streets.
3. The proposed zoning change will have a minimal impact on adjacent properties.

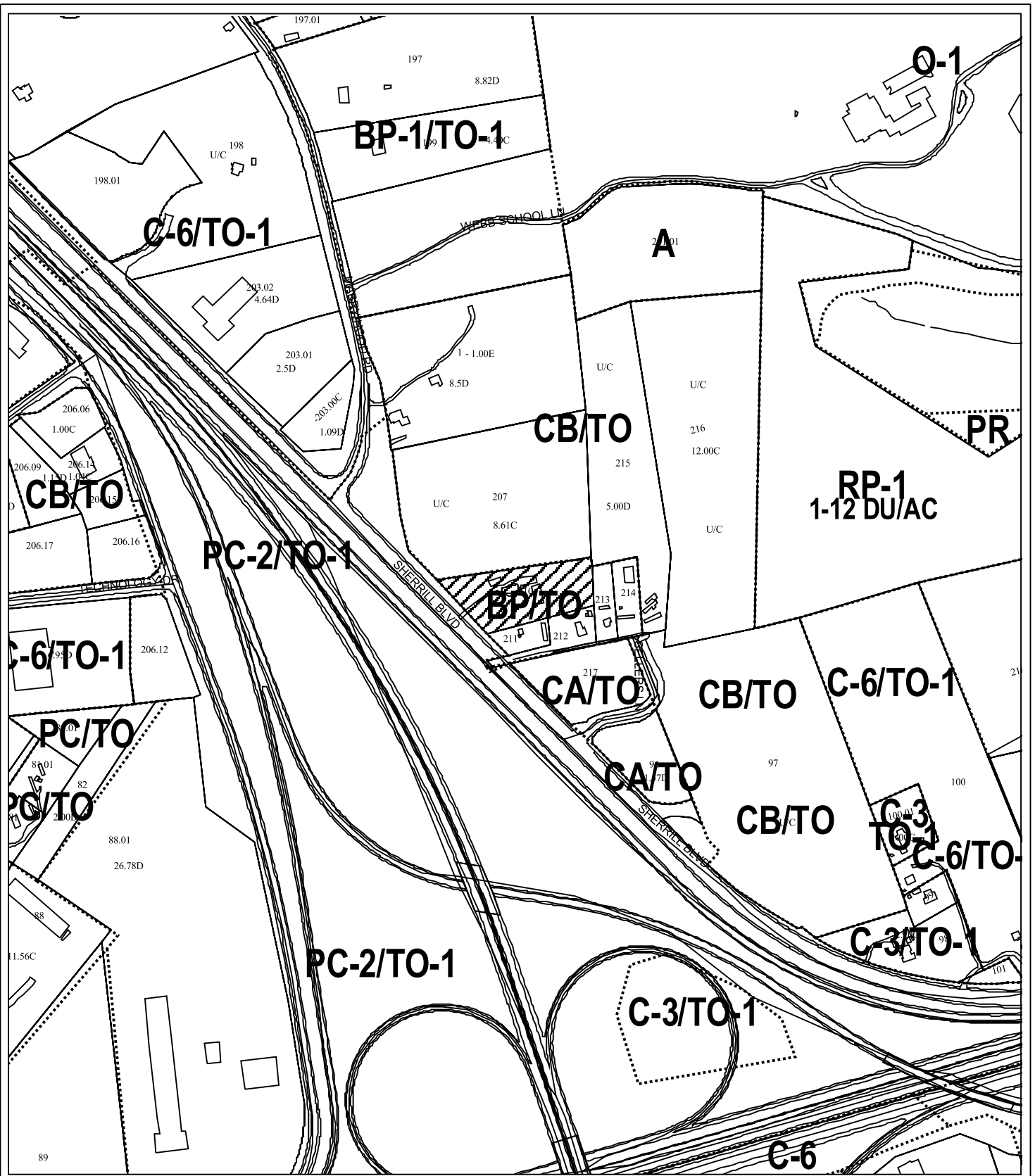
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes mixed uses for this site, consistent with the proposal. The mixed use designation allows consideration of commercial zoning, which is the predominant zoning within the mixed use designated area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to future requests for CB/TO zoning, especially on the adjacent tract to the south and east, which is currently zoned BP/TO, but developed with manufactured housing.
4. Because this site is located within the TO (Technology Overlay), the applicant is also seeking the required Certificate of Appropriateness from TTCDA. TTCDA will consider this rezoning request at their May 5, 2008 meeting.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/23/2008. 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.



**5-E-08-RZ
REZONING**

Petitioner: Joseph D. Chalmers

Map No: 118

Jurisdiction: County



From: BP (Business and Technology) / TO (Technology Overlay)

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

Original Print Date: 04/22/08

Revised:

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