

▶ **FILE #:** 9-B-08-RZ

**AGENDA ITEM #:** 55

**AGENDA DATE:** 9/11/2008

▶ **APPLICANT:** ROB SANDERS

OWNER(S): SARACENI R F

TAX ID NUMBER: 131 B A PART OF 002 PORTION OF PC ZONED AREA (MAP ON FILE AT MPC)

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side Lexington Dr., southwest of Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lexington Dr., a two lane, local street with 20' 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 (Planned Commercial) / TO (Technology Overlay)

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

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Continued commercial use

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial uses / PC/TO Commercial and Technology overlay

South: Commercial businesses /CB/TO Commercial and Technology overlay

East: Commercial uses / CB/TO Commercial and Technology overlay

West: Commercial uses / CB/TO Commercial and Technology overlay

NEIGHBORHOOD CONTEXT: This developed site is part of light industrial development area that includes a range of commercial uses that have developed under CB, C-6, I and PC zones. The TO Tennessee Technology Corridor Overlay designation was placed on the area in the early 1980's.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission approve CB (Business and Manufacturing) / TO (Technology Overlay) zoning consistent with the sector plan.**

The site currently has both PC and CB base commercial zones on it. The owner intends to make additional building improvements as well as sell the remaining PC zoned part of the site to the adjoining property owner to the north. The CB rezoning will place the same base zone on all the property being retained and establish the same building setbacks and use requirements for that part of the property. The TO overlay will remain on all the property and require a certificate of appropriateness from the TTCDA for this rezoning and any improvements proposed.

**COMMENTS:**

**REZONING REQUIREMENTS:**

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE COUNTY GENERALLY:

1. Although the requested rezoning, does not necessarily respond to changing conditions in the immediate area, its purpose is to allow the owner to make improvements to an existing building under the same base zone that includes the remainder of the property. The portion of the property that will remain PC will be sold to the adjoining property owner to the north.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE**

1. The CB zone is appropriate for areas where heavy commercial and light industrial uses are proposed and already in place. Much of the area that includes the subject property is presently zoned under the CB classification and developed with warehousing and light manufacturing uses.

2. Since the property is located within Technology Overlay, review and approval of any plans for the property will have to reviewed by the Tennessee Technology Corridor Development Authority.

**EFFECTS OF THE PROPOSAL:**

1. Public water and sewer are in place to serve this site.
2. The change in zoning will have no impact on schools and minimal impact on the area street system.
3. Uses permitted under CB zoning are compatible with uses already found within the area.

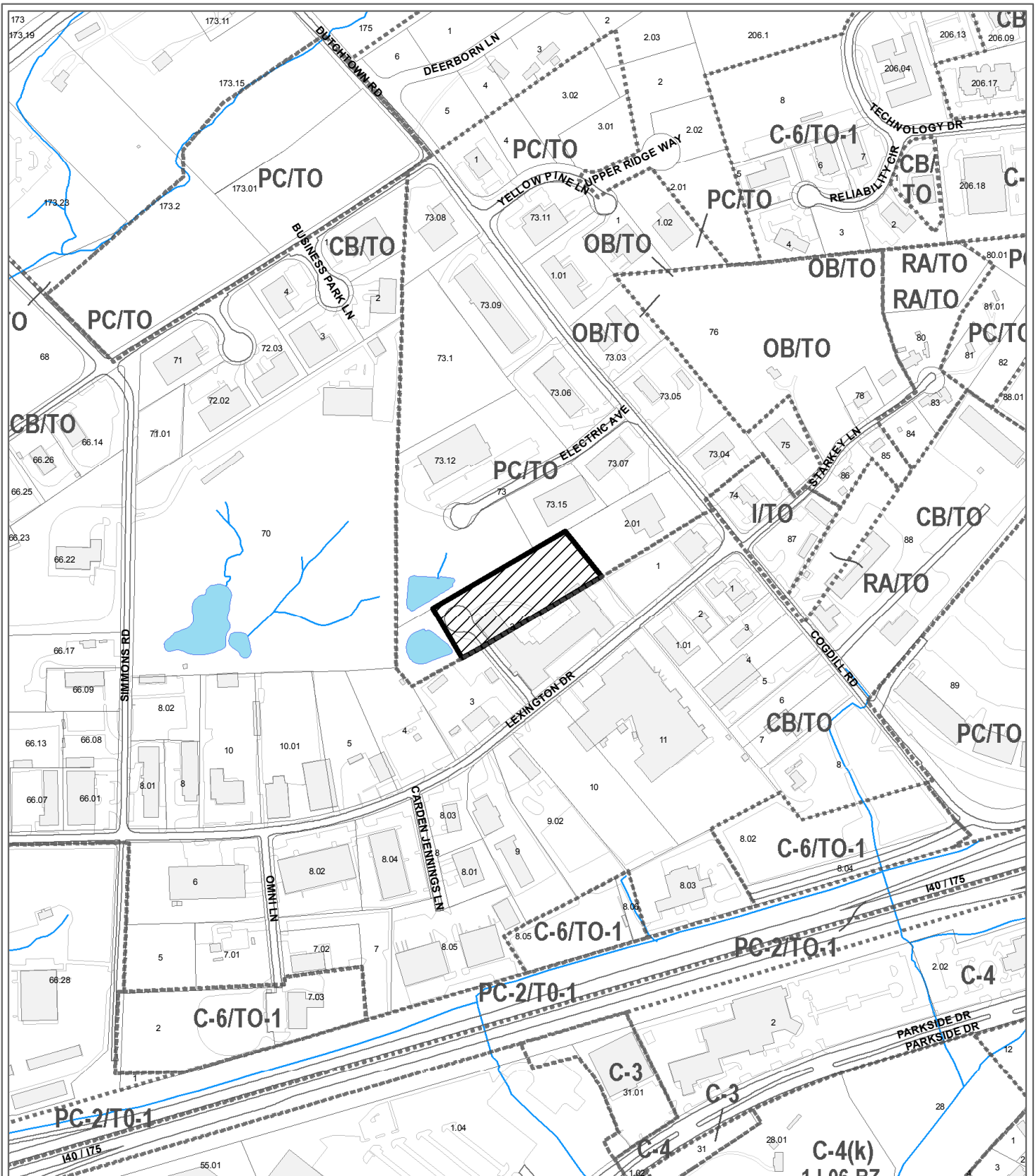
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:**

1. The Northwest County Sector Plan proposes light industrial uses for the subject property.
2. The site is located within the Planned Growth Area of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/27/2008. 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.



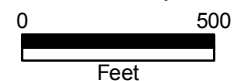
**9-B-08-RZ  
REZONING**

From: PC (Planned Commercial) / TO (Technology Overlay)  
 To: CB (Business and Manufacturing) / TO (Technology Overlay)



Petitioner: Sanders, Rob

Map No: 131  
 Jurisdiction: County



Original Print Date: 8/19/2008  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised: