

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 10-A-21-TOR **Related File Number:**
Application Filed: 8/24/2021 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South end of Century Park Boulevard, east of Sherrill Boulevard, west of Mabry Hood Road.
Other Parcel Info.:
Tax ID Number: 118 17716 **Jurisdiction:** City
Size of Tract: 23.65 acres
Accessibility: This property has frontage on Century Park Boulevard, Sherrill Boulevard, and Mabry Hood Road. Century Park Boulevard is a local road with a 51-ft pavement width and a landscaped median inside a 73-ft right-of-way. Sherrill Boulevard is a major collector with a 47-ft pavement width with 2 travel lanes in each direction inside the Pellissippi Parkway right-of-way. Mabry Hood Road is a minor collector with an 18-ft pavement width inside a 56-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: The proposed use is not to be considered at this time as rezonings should consider all allowed uses in a zone. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District) NWCO-2 Cent
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10209 Sherrill Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) / TO-1 (Technology Overlay)
Former Zoning:
Requested Zoning: C-G-3 (General Commercial) / TO-1 (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve C-G-3 (General Commercial) zoning because it is in compliance with the sector plan's land use designation and is not expected to cause any adverse impacts.

Comments:

- 1) This is a request to rezone the subject property from the OP (Office Park) District to the C-G-3 (General Commercial) District. The TO-1 (Technology Overlay) District would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on October 14, 2021 (Case 10-H-21-RZ).
- 3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The C-G-3 zone is consistent with the Northwest County Sector Plan's MU-SD, NWCO-2 (Mixed Use-Special District, Century Park) land use designation. This designation allows several land use classes, one of which is the MU-CC (Mixed Use-Community Center) designation, which in turn allows C-G zoning.
- 4) This property is located within the city limits of the City of Knoxville. The rezoning meets the City of Knoxville Zoning Ordinance Requirements for rezonings (Article 16.1.3, Subsections 1-3), which the Planning Commission considers when hearing rezoning cases.
- 5) The property meets the intent of the zoning designation as described in the City's Zoning Ordinance, which states that the C-G (General Commercial) District is intended to "provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors." The property is close to a commercial node at the intersection of Mabry Hood Road and Pellissippi Parkway to the south, and another node across Pellissippi Parkway along Cogdill Road.
- 6) The applicant is proposing to build a multifamily development at this location. However, the number of dwelling units to be constructed is not known at this time because the City's zoning ordinance does not regulate density as a function of du/ac. Multifamily developments are required to meet the Design Guidelines of the TTCDA, so site plans would be reviewed for approval by this board.
- 7) Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. C-G zoning allows a wide mix of commercial uses, most of which are compatible with the area. Those few uses that have the potential to be problematic (gas station, vehicle rental, vehicle repair/service) are allowed by special use, so the Planning Commission would review applications for any of those uses should the applicant's intended development not come to pass.
- 8) This property is surrounded by office parks to the north and south, and commercial properties are already present in the area to the south. Pellissippi Parkway is adjacent to the west. No adverse impacts are expected for those properties since they are of a business nature.
- 9) The City's landscaping requirements, and the more stringent design requirements of the TTCDA, will help mitigate any adverse impacts related to site or building design on the residential properties across Mabry Hood Road. Additionally, the eastern portion of the site contains steeper slopes and a pond, and is therefore less likely to be developed with buildings.
- 10) The property fronts two streets classified as collectors – Sherrill Boulevard is a major collector to the west, and Mabry Hood Road is a minor collector to the east. Traffic therefore will likely come from these two roads or from Century Park Boulevard, which is developed with office parks, and not through side streets.
- 11) As mentioned previously, surrounding properties in the immediate vicinity were developed as office parks. The remaining properties have remained vacant and demand for office parks has since dropped. However, demand for housing has increased significantly, particularly for properties close to jobs or to transit. This property is surrounded by possible employment centers, from the office space in the adjoining properties to the north and south along Sherrill Boulevard and along Mabry Hood Road.

Action: Approved

Meeting Date: 10/11/2021

Details of Action: Approval of C-G-3 (General Commercial) zoning because it is in compliance with the sector plan's land use designation and is not expected to cause any adverse impacts.

Summary of Action:

Date of Approval: 10/11/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: