

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-H-21-RZ **Related File Number:**
Application Filed: 8/24/2021 **Date of Revision:**
Applicant: BRAND PROPERTIES

PROPERTY INFORMATION

General Location: South end of Century Park Boulevard, northeast side of Sherrill Boulevard, west side 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: **Density:**

Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO-2 (Mixed Use Special District, Cen

Growth Policy Plan: N/A (Within City limits)

Neighborhood Context: The area in general consists of mostly office uses and vacant land. Single family homes lie to the east on the other side of Mabry Hood Road. The University of Phoenix is adjacent to the south on Sherrill Boulevard.

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: No

History of Zoning: Rezoned from C-4 (Highway and Arterial Commercial) to C-6 (General Commercial Park) in 2003 (Case 8-D-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve C-G-3 (General Commercial) / T0-1 (Technology Overlay) zoning because it is in compliance with the Northwest County Sector Plan’s land use designation and is not expected to cause any adverse impacts.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Demand for housing has increased significantly, particular for properties close to major employment centers. This property is surrounded by possible employment centers, including nearby offices on Century Park Boulevard, University of Phoenix to the south, and additional commercial and office establishments on the other side of Pellissippi Parkway.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The proposed amendment to C-G (General Commercial) zoning 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 C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City’s traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.
- 2. Rezoning 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.
- 3. Those uses with the potential to be incompatible are allowed as special uses, which would provide opportunities to address potential conflicts.
- 4. Per Article 8.8.H of the City’s Zoning Ordinance, a certificate of appropriateness from the Tennessee Technology Corridor Development Authority (TTCCA) is required for all rezonings in the TO-1 (Technology Overlay) District. This rezoning request is on the October 11, 2021 TTCCA meeting agenda (Case 10-A-21-TOR). Planning staff can provide confirmation of its approval after that date.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. This property is surrounded by office parks to the north, University of Phoenix to the south, and commercial properties to the south. No adverse impacts are expected for these properties as they are of a business nature.
- 2. The property fronts two collectors – Sherrill Boulevard is a major collector to the west, and Mabry Hood Road is a minor collector to the east. Traffic therefore will come from these two roads or from Century Park Boulevard, which is developed with office parks, and not through side residential streets.
- 3. The City’s landscaping requirements, and the more stringent design requirements of the TTCCA, 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:
1. 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 allows C-G zoning.

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: Approve C-G-3 (General Commercial) / T0-1 (Technology Overlay) zoning because it is in compliance with the Northwest County Sector Plan's land use designation and is not expected to cause any adverse impacts.

Date of Approval: 10/14/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/16/2021 **Date of Legislative Action, Second Reading:** 11/30/2021

Ordinance Number: **Other Ordinance Number References:** O-154-2021

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**