

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-S-20-RZ                      Related File Number: 10-H-20-SP  
Application Filed: 8/31/2020                      Date of Revision:  
Applicant: LAND DEVELOPMENT SOLUTIONS

### PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west side of Cherahala Rd. at their intersection  
Other Parcel Info.:  
Tax ID Number: 104 00105                      Jurisdiction: County  
Size of Tract: 2.77 acres  
Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: Northwest County                      Sector Plan Designation: GC (General Commercial)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 10611 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)  
Previous Requests: 12-V-83-RZ, 12-FF-83-RZ, 1-V-06-RZ  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)  
Requested Plan Category: O (Office)

**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve OB (Office, Medical and Related Services)/TO (Technology Overlay) zoning because it is compatible with the surrounding development.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. The population in the Northwest County sector continues to grow and additional office zoning to support employments for the growing population are warranted.

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

1. The OB (Office, Medical, and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

2. The TO (Technology Overlay Zone) is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA).

2. The existing infrastructure in this area includes roads and utilities to support the commercial and office zoning adjacent to the Pellissippi Parkway Corridor.

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. The adjacent zone districts are primarily commercial along the Hardin Valley Road frontage and BP (Business Park) for the Pellissippi Corporate Center area.

2. The TO (Technology Overlay) zone requires additional review by the Tennessee Technology Corridor Development Authority to meet the design guidelines of the corridor.

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 proposed amendment is consistent with the sector plan as amended.

2. The proposed amendment does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve OB (Office, Medical and Related Services)/TO (Technology Overlay) zoning because it is compatible with the surrounding development.

Date of Approval:

10/8/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

**Date of Legislative Action:** 11/16/2020

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**