CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-H-15-RZ Related File Number: 11-C-15-SP

Application Filed: 9/28/2015 **Date of Revision:**

Applicant: PELLISSIPPI INVESTORS, LLC



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Hardin Valley Rd., east of Cherahala Blvd.

Other Parcel Info.:

Tax ID Number: 104 00603 Jurisdiction: County

Size of Tract: 16.25 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Office/technology uses Density:

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: BP (Business and Technology) / TO (Technology Overlay)

Previous Requests: 8-F-06-SP/8-U-06-RZ

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: TP (Technology Park)

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE BP (Business & Technology Park) / TO

(Technology Overlay) zoning.

Staff Recomm. (Full): The subject property is at the eastern edge of Pellissippi Corporate Center business park and was

formerly zoned BP/TO prior to 2006. The BP zoning district includes a required 75 feet building setback adjacent to the residential zoning to the east. This property is still appropriate for expansion of

BP development from the adjacent business park, as it was prior to 2006.

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. BP/TO zoning is a logical extension of zoning from the west.

2. Approval of the zoning request will revert the property back to its original proposed land use, prior to being amended for LDR uses in 2006.

3. The BP zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, drainage, landscape screening and buffering and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. Because the property is also located in the TO Technology Overlay, the Tennessee Technology Corridor Development Authority (TTCDA) will also need to approve a Certificate of Appropriateness (CofA) for any new development.

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

- 1. BP zoning is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained specific to area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs and off-street parking regulations. The intended and desired effect of the site regulations is to create an attractive park-like setting for the businesses that locate within the park. The planning and design for the park is intended to accomplish an aesthetic environment which is complementary to site features and the surrounding environment. Site features and infrastructure are to be consistent with the park-like design theme.
- 2. The TO overlay is established to provide for physical development review in the Tennessee Technology Corridor area of Knox County by TTCDA. The TO zoning overlay will remain on the subject, meaning that future proposals will be subject to TTCDA approval of a Certificate of Appropriateness.

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. BP/TO zoning will allow the property to be developed, but will require development plan approval by MPC and TTCDA prior to construction.
- 2. BP/TO is an extension of zoning from the west and is compatible with the scale and intensity of the surrounding development and zoning pattern. The BP zoning district includes a required 75 feet building setback adjacent to the residential zoning to the east.
- 3. Public water and sanitary sewer utilities are available in the area to serve the site.

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 Northwest County Sector Plan designates this site for low density residential uses, consistent

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with the current PR zoning and density. With the recommended sector plan amendment to TP, the

requested BP/TO zoning will be consistent with the sector plan.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved Meeting Date: 11/12/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve BP (Business and Technology Park) / TO

(Technology Overlay) zoning.

Date of Approval: 11/12/2015 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: 12/21/2015 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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