

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 4-U-06-RZ                      **Related File Number:** 4-D-06-SP  
**Application Filed:** 3/9/2006                      **Date of Revision:**  
**Applicant:** H.V. PROPERTIES  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Cherahala Blvd., northwest of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 E A 017                      **Jurisdiction:** County  
**Size of Tract:** 1.54 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 2326 Cherahala Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) / TO (Technology Overlay)  
**Previous Requests:** Property to southeast was amended to commercial and rezoned CA/TO in Jan 06.  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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.): APPROVE CA (General Business) / TO (Technology Overlay) zoning, limited to CA commercial and office uses that do not require outside storage or display of merchandise, with the condition being recorded as a deed restriction.

Staff Recomm. (Full): CA/TO zoning is compatible with surrounding development and zoning and is appropriate at this intersection along Hardin Valley Rd., an arterial street. Pellissippi Parkway is about a quarter-mile west of this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA/TO zoning is requested to allow retail uses on the site, which would serve business park workers, as well as area residents. The proposal is appropriate because of the site's location near an intersection along an arterial street, along the boulevard entrance to an existing business park.
2. CA/TO zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. Commercial uses are appropriate on this parcel, which is 260' off of Hardin Valley Rd., an arterial street, on a 4-lane boulevard, and is a quarter-mile from the interchange with Pellissippi Pkwy.
4. The BP (Business & Technology Park) zone is the most appropriate zone within the TP sector plan designation. Parcels as small as one acre may be developed in the BP zone, however larger parcels are more desirable for typical BP development. This site is relatively flat and suitable for commercial development. CA zoning is more suitable for this 1.54 acre site.
5. The Development Corporation of Knox County, the current owner of the property, is in support of the request for CA/TO zoning and has stated that the development will be subject to the established design guidelines for the Pellissippi Corporate Center.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Hardin Valley Rd. is a minor arterial street that has the capacity to handle additional trips that would be generated by commercial development of this site. Cherahala Blvd. is a four lane boulevard that serves the business park. This site may be combined with the parcel to the south for development. To limit curb cuts on Hardin Valley Rd., access to the development should be limited to Cherahala Blvd. only.
3. The impact to adjacent properties should be minimal. Commercial uses are compatible with surrounding land uses. Review of development plans will be required by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to the Northwest County Sector Plan, the rezoning request is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay district, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their April 10, 2006 meeting.
4. Approval of these requests may lead to future sector plan and rezoning requests for commercial in the immediate area, especially east of this site. Future commercial rezoning to the northwest in Pellissippi Corporate Center may not be appropriate considering the need to maintain these parcels for business and technology park development.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE CA (General Business) / TO (Technology Overlay) zoning, limited to CA commercial and office uses that do not require outside storage or display of merchandise, with the condition being recorded as a deed restriction.

**Date of MPC Approval:** 4/13/2006

**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:** 5/22/2006

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**