

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 5-A-22-TOR **Related File Number:**
Application Filed: 3/28/2022 **Date of Revision:**
Applicant: MICHAEL BRINEGAR / THE CORNERSTONE GROUP

PROPERTY INFORMATION

General Location: North side of Carmichael Road, west of Valley Vista Road
Other Parcel Info.:
Tax ID Number: 104 109 **Jurisdiction:** County
Size of Tract: 21.31 acres
Accessibility: Access is via Carmichael Road, a minor collector street with a 40-ft pavement width within a 60-ft right-of-way. Access is also via Valley Vista Road, a minor collector street with a 42-ft pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multifamily housing **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO-5 (Mixed Use Special District, Car
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Carmichael Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (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: None noted

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Recommend that TTCDA APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.

Comments: 1) This is a request to rezone the subject property from the PR (Planned Residential) zone with a density of up to 12 dwelling units per acre, to the OB (Office, Medical and Related Services) zone. The TO (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 May 12, 2022 (Case 5-H-22-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 OB zone is consistent with the Northwest County Sector Plan's MU-SD NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley) land use designation. 4) Much of the property is located in the Hillside and Ridgetop Protection (HP) area, and a slope analysis was conducted to determine parameters for future development there. The maximum recommended slope disturbance is 11.2 acres of the total 19.86 acres within the HP area. 5) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases. 6) The property meets the intent of the zoning designation as described in the County's Zoning Ordinance, which states that the OB zone "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." The subject property is surrounded by multi-family and single-family residential development. 7) The property fronts Carmichael Road and Valley Vista Road, which are classified as minor collectors. The property is .18 mile from Pellissippi Parkway, an expressway. Therefore, additional traffic would not be routed through residential streets to access this property.

Action: Approved Meeting Date: 5/9/2022

Details of Action: Recommend that TTCDA APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.

Summary of Action:

Date of Approval: 5/9/2022 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: