

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
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

File Number: 5-D-12-RZ **Related File Number:**
Application Filed: 3/29/2012 **Date of Revision:**
Applicant: HARDIN VALLEY LAND PARTNERS - RUSTY BITTLE

PROPERTY INFORMATION

General Location: Southwest side Valley Vista Rd., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 120, 120.03 & 120.09 **Jurisdiction:** County
Size of Tract: 19.68 acres
Accessibility: Access is via Valley Vista Rd., a 3-lane local street with center turn lane within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments / offices **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (MU-NWCO-5)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area, in the southwest quadrant of the Pellissippi Pkwy./Hardin Valley Rd. interchange, and accessed from the newly constructed Valley Vista Rd, is developing with a mix of uses under various zones, including PC, A, BP and PR, all within the technology overlay.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) (K) / TO (Technology Overlay) and PR (Planned Residential) @ 12 du/ac
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests: Property was rezoned PC in 2006 (7-C-06-RZ)
Extension of Zone: No
History of Zoning: The sector plan was amended to mixed uses in 2008 with the adoption of the 2008 update of the TTCDA Comprehensive Development Plan (10-A-08-SAP). Property was rezoned PC/TO with conditions and PR/TO in 2006 & 07 (7-K-06-RZ, 8-M-06-RZ and 1-R-07-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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): OB/TO zoning is consistent with the mixed use sector plan designation for the area and will allow uses compatible with the surrounding land uses and zoning pattern.

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. This area, which is southwest of the major interchange of Pellissippi Parkway and Hardin Valley Rd., along the newly constructed Valley Vista Rd. is appropriately located for office and/or medium density residential development, as permitted under the requested OB/TO zoning.
2. The property is located within a Mixed Use Special District on the Northwest County Sector Plan, which specifically proposes office and medium density residential uses.
3. Valley Vista Rd., which runs between Hardin Valley Rd. and Carmichael Rd., is a new road completed in the last several years specifically to accommodate a mix of new development with exposure to the west side of Pellissippi Pkwy.

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

1. The requested OB zoning district 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 OB zoning district also allows residential development as permitted by the RB zoning district.
2. Based on the above description and intent of OB zoning, this property is appropriate to be rezoned to OB.
3. Site plans will be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since it is located within the TO overlay. MPC would review a development plan for residential uses if the proposed density exceeds 12 du/ac.

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. Public water and sanitary sewer are available to serve the site.
2. The impact to the streets and school system will depend on the type of development proposed. The newly constructed Valley Vista Rd. is sufficient to handle additional traffic that would be generated by uses permitted in the OB zoning district.
3. This proposed amendment of the zoning map will not adversely affect any other part of the County, and the site plan approval required by the Tennessee Technology Corridor Development Authority (TTCDA) provides that no direct or indirect adverse effects will result from the change of zoning.
4. The property is characterized by some slopes in excess of 15%. Care will need to be taken in developing the property to respect its physical characteristics. The site has undergone some disturbance primarily resulting from the construction of Valley Vista Rd.

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, as amended by the TTCDA Comprehensive Development Plan, designates this area as a mixed use special district (MU-NWC05), which allows consideration of OB/TO zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future plan amendment and rezoning requests in this area, which would be consistent with the sector plan proposal for the area.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning. This request is scheduled to be considered by TTCDA on Mon., May 7, 2012 (5-A-12-TOR).

Action: Approved **Meeting Date:** 5/10/2012

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

Date of Approval: 5/10/2012 **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: 6/25/2012 **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:**