

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-D-21-RZ **Related File Number:**
Application Filed: 3/23/2021 **Date of Revision:**
Applicant: SHAHEEN DEWJI

PROPERTY INFORMATION

General Location: South side of Carmichael Road, west of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 103 122 **Jurisdiction:** County
Size of Tract: 0.6 acres
Accessibility: Access is via Carmichael Road, a minor collector with a pavement width of 18-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD, NWCO 4 (Mixed Use-Special District, Sad
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is adjacent to multi-family residential that is currently under construction under the OB zone district in the Technology Corridor along Pellissippi Parkway. Several large rural residential lots are also adjacent to the west.

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

Street: 10800 Carmichael Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: Yes, the property is adjacent to OB/TO zoning.
History of Zoning: None noted.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve OB (Office, Medical, and Related Services) / TO (Technology Overlay) because it is consistent with the Northwest County Sector Plan and 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. In the last decade, the majority of the non-residential and multi-family residential development has occurred in the Pellissippi Parkway Corridor.

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 intended to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.

3. This rezoning request received a certificate of appropriateness from the TTCDA at the May 10, 2021 meeting.

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. This amendment is a minor extension of 0.7 acres of existing OB/TO zoning surrounding the property.

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. This amendment is consistent with and not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 5/13/2021

Details of Action:

Summary of Action:

Approve OB (Office, Medical, and Related Services) / TO (Technology Overlay) because it is consistent with the Northwest County Sector Plan and the surrounding development.

Date of Approval:

5/13/2021

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: 7/26/2021

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: