

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-F-23-RZ Related File Number:
 Application Filed: 3/31/2023 Date of Revision:
 Applicant: LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest quadrant of the intersection of Sherrill Blvd and Christian Academy Blvd
Other Parcel Info.:
Tax ID Number: 119 018.62, 018.46 (PART OF) **Jurisdiction:** City
Size of Tract: 14.04 acres
Accessibility: Access is via Christian Academy Blvd, a minor collector with a pavement width of 35-ft within a right-of-way width of 60-ft. Access is also via Sherrill Blvd, a four lane, median divided major collector with a pavement width of 53-ft within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This site is located at the intersection of collector roads not far from an interstate interchange. This area contains a mix of uses, including schools, commercial and office developments, single family detached residential, and recreational uses.

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

Street: 0 SHERRILL BLVD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial)
Former Zoning:
Requested Zoning: O (Office)
Previous Requests:
Extension of Zone: No
History of Zoning: In 1993, this was PR up 1-12 du/ac, which was rezoned to RP-1 (Planned Residential). Then in 2016, this property was rezoned to PC-1 (Retail and Office Park). With Recode in 2020, this property became C-G-2 (General Commercial).

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the O (Office) zone because it is consistent with the sector plan and with the surrounding development.

Staff Recomm. (Full):

Comments: Parcel 119 01846 is 85.34 acres, and parcel 119 01862 is 1.84 acres, totaling 87.18 acres. The applicant is looking to create a single 14.04-acre lot zoned O (Office). The lot has frontage on Sherrill Blvd and Christian Academy Blvd.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, ARTICLE 6.1.3: THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 GENERALLY:

1. Due to the increased population growth in the Northwest County sector, the provision of additional opportunities for office and medium density residential uses in transitional areas between commercial corridors and low-density residential areas is warranted.

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

- 1. The O Office Zoning District is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
- 2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. O zoning is not expected to create any direct or indirect adverse effects in the surrounding area or any other part of the City, since this property is surrounded by commercial and office park zoning to the east and south, a golf course to the west, and Christian Academy School is nearby to the northeast. .
- 2. Sherrill Blvd is classified as major collector and Christian Academy Blvd is classified as a minor collector street, adequate to handle any additional traffic generated by office uses on the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed O zoning is consistent with the Northwest County Sector Plan's GC (General Commercial) land use designation.
- 2. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with O zoning.
- 3. This recommended O zoning does not present any apparent conflicts with any other adopted plan.

Action: Approved

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve the O (Office) zone because it is consistent with the sector plan and with the surrounding development.

Date of Approval: 5/11/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/13/2023

Date of Legislative Action, Second Reading: 6/27/2023

Ordinance Number:

Other Ordinance Number References: O-100-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: