

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-H-22-RZ 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 side 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: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-5 (Mixed Use Special District)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of multi-family residential, single family detached homes, commercial and office uses within the Technology Corridor Overlay.

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) / TO (Technology Overlay) up to 12 du/ac
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 1-R-07-RZ: BP (Business & Technology), TO (Technology Overlay), PR (Planned Residential) @ 2 du/ac, A (Agricultural) & PC (Planned Commercial) to PR (Planned Residential) up to 12 du/ac / TO (Technology Overlay)

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve OB/TO (Office, Medical, and Related Services / Technology Overlay) zone because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, 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/COUNTY GENERALLY:

1. Adjacent properties to the north and south of the subject property have been rezoning to OB/TO (Office, Medical and Related Services / Technology Overlay) and developing multifamily apartments for the past 20 years, and as recently as 2017. The proposed rezoning aligns with this transition in zoning and development.
2. Pedestrian connectivity to adjacent commercial uses to the north and existing sidewalks is recommended as a plan for the property is developed.

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

1. The OB 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 is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods. The subject property is adjacent or near existing multifamily residential, office and commercial uses.
2. The Tennessee Technology Corridor Development Authority (TTCDA) will review any non-residential and/or multifamily development in this area because of the TO (Technology Overlay) zoning, which provides for additional design guidelines related to building design, landscaping and other elements of a proposed development.
3. This rezoning was approved by the TTCDA on May 9, 2022 (case number 5-A-22-TOR).

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. The subject property is within the Planned Growth Area. Surrounding development is residential in character with zoning that consists of A (Agricultural), PC (Planned Commercial), OB (Office, Medical and Related Services), BP (Business and Technology Park) and TO (Technology Overlay) zoning. It is not anticipated that additional OB/TO zoning will cause adverse impacts to surrounding properties.
2. The majority of this property is in the Hillside and Ridgetop Protection (HP) area, and most of it is forested. A slope analysis recommends limiting disturbance to approximately 13 acres of the total 22 acres.
3. Pedestrian connectivity to existing sidewalks leading to commercial areas on Hardin Valley Road should be considered during use-on-review for this property to mitigate traffic congestion in the area.

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's MU-SD NWCO-5 designation supports OB/TO zoning for this area.

2. The proposed amendment is not in conflict with any adopted plans.

Action: Approved **Meeting Date:** 5/12/2022

Details of Action:

Summary of Action: Approve OB/TO (Office, Medical, and Related Services / Technology Overlay) zone because it is consistent with the sector plan and surrounding development.

Date of Approval: 5/12/2022 **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: 6/27/2022

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: