

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-N-22-RZ **Related File Number:**
Application Filed: 3/28/2022 **Date of Revision:**
Applicant: MICHAEL BRINEGAR

PROPERTY INFORMATION

General Location: North side of Carmichael Road, east side of Valley Vista Road, east and south side of Gliding Hawk Lane
Other Parcel Info.:
Tax ID Number: 103 11503 **Jurisdiction:** County
Size of Tract: 5.14 acres
Accessibility: Access is via Gliding Hawk Lane, a local street, with a pavement width of 26-ft within a right-of-way width of 60-ft.

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, commercial and office uses within the Technology Corridor Overlay.

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

Street: 0 Gliding Hawk Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: Yes, adjacent to OB/TO.
History of Zoning: 6-D-13-RZ: A/TO to PC/TO, 4-P-16-RZ: PC/TO to OB/TO (Withdrawn)

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/TO (Office, Medical, and Related Services / Technology Overlay) zoning because it is consistent with the 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. This area is also across the street from Pellissippi State Community College and adjacent to commercial uses along Hardin Valley Road, providing options for destinations within a walkable distance.
2. This area within the Tennessee Technology Corridor area began transitioning to primarily multi-family residential dwellings beginning in 2009 in the areas zoned OB, which also permits RB (General Residential) uses.
3. Pedestrian connectivity to the adjacent commercial uses 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. These areas should provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods. This location is adjacent to both existing multifamily residential, office and commercial uses.
2. The Tennessee Technology Corridor Development Authority (TTCDA) will review any non-residential and/or multi-family 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.

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 property is within the Planned Growth Area. The surrounding development is residential in character with zoning that consists of A (Agricultural), PC (Planned Commercial), OB (Office, Medical and Related Services), and BP (Business and Technology Park) and TO (Technology Overlay) zoning. It is not anticipated that more OB/TO will cause any adverse effects to surrounding properties.
2. Pedestrian connectivity to the commercial area along Hardin Valley Road should be considered during use-on-review for this property. This property is also within the PRZ (Parental Responsibility Zone) for Hardin Valley schools.

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 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) zoning because it is consistent with the 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: