

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-Q-22-RZ Related File Number:
Application Filed: 5/31/2022 Date of Revision:
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: South side of Murdock Rd., west side of Dutchtown Rd.
Other Parcel Info.:
Tax ID Number: 118 17315 (PART OF) Jurisdiction: County
Size of Tract: 6.85 acres
Accessibility: Access is via Murdock Drive, a minor arterial with a 35-ft pavement width within an 85-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of office, commercial and industrial uses, as well as vacant properties. The property is bounded on the south side by Turkey Creek.

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

Street: 10542 Murdock Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning: CB (Business and Manufacturing)
Requested Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 5-K-80-RZ: A to CB

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 PC/TO (Planned Commercial/ Technology Overlay) zoning because it is consistent with 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. The area around the subject property has seen significant office, industrial and commercial development since the late 1990s. The proposed PC/TO (Planned Commercial/ Technology Overlay) zoning is a minor extension of PC/TO zoning to the south.

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

- 1. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses.
- 2. There is an existing vegetative buffer along the southern property boundary with Turkey Creek. The PC zone requires site plan review by the Planning Commission. An adequate stream protection buffer and landscaping plan will be a component of that review.

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 located within a node for PC/TO zoning, and such zoning is not anticipated to cause adverse impacts.
- 2. There is a stream protection area within the subject property that requires consideration in any development plans. The Technology Overlay provides an additional layer of development review by the Tennessee Technology Corridor Development Authority (TTCDA) Board of Commissioners.
- 3. This rezoning was approved by the TTCDA on July 11, 2022. (Case number 7-A-22-TOR)

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 proposed PC/TO zoning is consistent with the Northwest County Sector Plan's TP (Technology Park) land use designation.
- 2. The subject property is within the Planned Growth Area of the Growth Policy Plan.
- 3. The proposed rezoning is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve PC/TO (Planned Commercial/ Technology Overlay) zoning because it is consistent with surrounding development.

Date of Approval: 7/14/2022

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: 8/22/2022

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: