

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-K-20-RZ  
**Application Filed:** 6/29/2020  
**Applicant:** JOHN WALLACE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest end of Sanctuary Ln., northwest of the intersection of Pellissippi Pkiwy., & Dutchtown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 07402 **Jurisdiction:** County  
**Size of Tract:** 8.099 acres  
**Accessibility:** Access is via Sanctuary Lane, a local road with a pavement width of 24 feet within a right-of-way width of 50 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** MU-SD / NWCO-3  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area adjacent to the Pellissippi Parkway is primarily single family residential in character with some vacant and rural residential lots, adjacent to the right-of-way.

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

**Street:** 940 Sanctuary Ln.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PC (Planned Commercial) / TO (Technology Overlay)  
**Previous Requests:** 12-CC-83-RZ & 12-FF-83-RZ  
**Extension of Zone:** No  
**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 PC (Planned Commercial)/TO (Technology Overlay) zoning because it is consistent with the Dutchtown Road/Lovell Road Mixed Use Special District (MU-SD NWCO-3) designation for the Northwest County Sector Plan.

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. The Northwest County Sector continues to be the most rapidly growing sector in Knox County.
- 2. Providing additional opportunities for planned commercial development along the Pellissippi Parkway corridor in appropriate locations is warranted.

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

- 1. The PC (Planned Commercial) 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. The PC zone is not intended to restrict potential development by limiting uses, however, in general, uses permitted shall include office, commercial services and light distribution centers.
- 2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.
- 3. The TO (Technology Overlay) zone is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). This rezoning will be reviewed by the TTCDA Board at the September 8, 2020 meeting before the legislative body, the Knox County Commission, hearing on this item.

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. Rezoning this parcel to PC from BP will not have an adverse impact on any other part of the county.
- 2. Additional site plan review will be required through the use on review process as required by the PC zone district and by the TO overlay zone.

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 current sector plan designation is Dutchtown Road/Lovell Road Mixed Use Special District (MU-SD NWCO-3) and PC is a recommended zone district.
- 2. The proposed amendment does not appear to be in conflict with any adopted plans.

Action: Approved Meeting Date: 8/13/2020

Details of Action:

Summary of Action: Approve PC (Planned Commercial)/TO (Technology Overlay) zoning because it is consistent with the Dutchtown Road/Lovell Road Mixed Use Special District (MU-SD NWCO-3) designation for the Northwest County Sector Plan.

Date of Approval: 8/13/2020 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:** 9/28/2020

**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:**