

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE · KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 9-B-11-RZ                      **Related File Number:**  
**Application Filed:** 7/19/2011              **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC.

### PROPERTY INFORMATION

**General Location:** Southeast side Greenland Way, southeast of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 M A 007 & PT OF 009    **OTHER:** MAP ON FILE AT MP    **Jurisdiction:** County  
**Size of Tract:** 8.13 acres  
**Accessibility:** Access is via Greenland Way, a private, local street with 36' of pavement width within 40' of right-of-way. Greenland Way connects to Hardin Valley Rd., a major arterial street with 4 lanes and center median within 110' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartment development                      **Density:** 12 du/ac  
**Sector Plan:** Northwest County    **Sector Plan Designation:** C, MDR, MU  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The sites surrounding this parcel have been partially developed with commercial and office uses

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

**Street:**  
**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:** 12-Q-05-RZ  
**Extension of Zone:** Yes ,extension of OB/TO from the southeast  
**History of Zoning:** None noted for this site; Overall property was rezoned PC/TO in 2005 (12-Q-05-RZ).

### 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.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

**Staff Recomm. (Full):** OB/TO is a logical extension of zoning from the southeast. The recommended zoning is compatible with surrounding development and zoning.

**Comments:** NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:  
1. The applicant proposes to extend the OB/TO zoning northwest to this site.  
2. The proposal is an extension of zoning from the southeast and is compatible with surrounding land uses.  
3. The proposed zoning change will provide a location for offices or medium density residential development in close proximity to a major interchange.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. The requested OB zoning district 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 OB zoning district also allows residential development as permitted by the RB zoning district.
2. Based on the above description and intent, this property is appropriate to be rezoned to OB.
3. Depending on the type of development proposed, site plans may be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since it is located within the TO overlay. MPC would review a development plan if a residential density exceeding 12 du/ac is proposed.

**THE EFFECTS OF THIS PROPOSAL**

1. Public water and sewer utilities are available to the site.
2. The impact to schools and the street system will depend on the type of development that is proposed.
3. With the extension of zoning, the impact on surrounding properties should be minimal. The uses permitted under OB zoning are compatible in scale and intensity to surrounding development and zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended plan amendment to O (Office), OB zoning is consistent with the Southwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of OB/TO zoning for this site could lead to future similar requests in the area, which may also require sector plan amendments.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Tuesday, September 6, 2011 (9-D-11-TOR).

**Action:** Approved

**Meeting Date:** 9/8/2011

**Details of Action:**

**Summary of Action:** RECOMMEND the Knox County Commission APPROVE OB (Office, Medical, and Related Services) / TO (Technology Overlay) zoning.

**Date of Approval:** 9/8/2011

**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:** 10/24/2011

**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:**