

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-B-24-RZ

Related File Number:

Application Filed: 7/15/2024

Date of Revision:

Applicant: JIM FRITZ/APEX BANK

PROPERTY INFORMATION

General Location: North side of Sherrill Blvd, east of Frank Gardner Ln

Other Parcel Info.:

Tax ID Number: 131 104

Jurisdiction: City

Size of Tract: 11.41 acres

Accessibility: Access is via Sherrill Boulevard, a major collector street with a divided median and a left-turn lane at this location. It has a pavement width ranging from 66 - 74 ft within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Northwest County Plan Designation: MU-SD, NWCO-1 (Mixed Use Special District, Dead Horse

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: The surrounding area consists of an array of uses including commercial and office with a church and cemetery nearby. Adjacent to the north of the property is Dead Horse Lake Golf Course. To the east is the Fort Sanders Medical Center.

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

Street: 9721 SHERRILL BLVD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), TO-1 (Technology Park Overlay)

Former Zoning:

Requested Zoning: C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)

Previous Requests:

Extension of Zone: No, this is not an extension.

History of Zoning: This property was assigned the C-3 (General Commercial) district following its annexation into the City of Knoxville and was partially zoned TO-1 (Technology Park Overlay) in 1994 (7-BB-94-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD, NWCO-1 (Mixed Use Special District, Dead Horse Lake)

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: Kelsey Bousquet
Staff Recomm. (Abbr.): Approve the C-H-1 (Highway Commercial) district because it is consistent with the surrounding development and the City of Knoxville's One-Year Plan. The TO-1 (Technology Park Overlay) district would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

- 1. Since the early 2000s, the majority of rezonings in the surrounding area have been to commercial zones such as C-H (Highway Commercial), C-G (General Commercial), and PC (Planned Commercial), reflecting a consistent trend in commercial development in this area of the I-40 corridor.
- 2. The subject property was formerly part of the Scripps Networks campus, which housed the headquarters offices and broadcasting facility for the network's programming. However, since Scripps has sold the properties and no longer occupies the spaces, they are now separate entities open to individual development and changes in use. Due to its proximity to a major arterial highway, I-40/I-75, the C-H-1 district is suitable for the subject property.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

- 1. The C-H-1 district is intended to provide for higher-intensity commercial uses of a predominantly auto-oriented character.
- 2. The TO-1 (Technology Park Overlay) District is intended to provide for physical development review in the Tennessee Technology Corridor Area. The TO-1 district requires TTCDA approval of all rezoning requests. This request will be heard at the September 9, 2024 TTCDA meeting (9-C-24-TOR).
- 3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The proposed C-H-1 district is not anticipated to adversely affect the surrounding area, as it is intended to ensure the mitigation of any potential impacts related to higher-intensity commercial uses on neighboring uses.
- 2. The surrounding area features a variety of uses, including commercial, office, and private recreation (golf course).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

- 1. The subject property is in the MU-SD, NWCO-1 (Dead Horse Lake Special Use District) in the City's One Year Plan and the Northwest County Sector Plan, which recommends the MU-CC (Mixed Use Community Center) land use classification. The C-H-1 district is a district that can be considered in the MU-CC land use type.
- 2. The rezoning supports the General Plan's Development Policy 1.9, to help identify and recruit businesses that can benefit from the Technology Corridor's access to surrounding amenities. The flexibility in allowed uses in the C-H-1 district encourages the re-use of an established campus situated

at an ideal location for economic growth within the Technology overlay.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site. The area is served by the West Knox Utility District (WKUD) for water and sewer services.

2. The subject property is accessed via Sherrill Blvd, a major collector street that, as such, is intended to accommodate and move higher volumes of traffic to and from Pellissippi Parkway.

Action: Approved **Meeting Date:** 9/12/2024

Details of Action:

Summary of Action: Approve the C-H-1 (Highway Commercial) district because it is consistent with the surrounding development and the City of Knoxville's One-Year Plan. The TO-1 (Technology Park Overlay) district would be retained.

Date of Approval: 9/12/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/15/2024

Date of Legislative Action, Second Reading: 10/29/2024

Ordinance Number:

Other Ordinance Number References: O-133-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: