

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-G-20-RZ **Related File Number:**
Application Filed: 7/30/2020 **Date of Revision:**
Applicant: TAYLOR FORRESTER O/B/O CONCORD WP COL LLC

PROPERTY INFORMATION

General Location: Southeast side of N. Gallaher View Rd., north of E. Walker Springs Ln.
Other Parcel Info.:
Tax ID Number: 120 H B 022 **Jurisdiction:** City
Size of Tract: 3 acres
Accessibility: Access is via N Gallaher View Road, a minor arterial with pavement width of 79 feet within a right-of-way width of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** O (Office)
Growth Policy Plan: N/A
Neighborhood Context: This area is a commercial, office and multi-family node adjacent to the Gallaher View Road / Interstate 40 interchange.

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

Street: 0 N. Gallaher View Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: OP (Office Park)
Previous Requests: 5-J-99-RZ
Extension of Zone: No - but adjacent to O (Office) zoning
History of Zoning: 5-J-99-RZ: A-1 and R-1A to O-1

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 OP (Office Park) at this location because it is consistent with the surrounding development and consistent with the Northwest City Sector Plan and One Year Plan O (Office) land use designation for this property.

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. This is one of the last remaining vacant parcels designated for office uses at this interstate interchange node.
2. It is adjacent to multi-family and big box commercial development.

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

1. The OP (Office Park) zone is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.
2. Rezoning should be based on the entire range of uses permitted in the zone district.

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 OP zone permits office uses similar in character to those in the area.
2. During future development plan reviews for this site access may be required through the adjacent office zoned property and an access easement may also be necessary in future reviews.

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. OP zoning is consistent with the O (Office) proposed land use designation for the Northwest City Sector Plan and the One Year Plan.
2. This request is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action:

Approve OP (Office Park) at this location because it is consistent with the surrounding development and consistent with the Northwest City Sector Plan and One Year Plan O (Office) land use designation for this property.

Date of Approval:

9/10/2020

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: 10/6/2020

Date of Legislative Action, Second Reading: 10/20/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-157-2020

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: