



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-E-07-RZ
1-B-07-SP

AGENDA ITEM #: 66
AGENDA DATE: 1/11/2007

▶ **APPLICANT:** WOODALL PROPERTIES, LLC
OWNER(S): JACKSON MICHAEL L & BEVERLY F
WOODALL PROPERTIES LLC

TAX ID NUMBER: 103 112.03 & 112.06
JURISDICTION: Commission District 6

▶ **LOCATION:** East side Award Winning Way, southeast of Hardin Valley Rd.
▶ **TRACT INFORMATION:** 10.72 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Award Winning Way, a joint permanent easement, to Hardin Valley Rd., a three-lane, minor arterial street.
UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) and SLPA (Slope Protection) / BP (Business and Technology)/TO (Technology Overlay) and A (Agricultural)/TO
▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) and SLPA (Slope Protection) / OB (Office, Medical, and Related Services)/TO (Technology Overlay)
▶ **EXISTING LAND USE:** Office building and vacant land
▶ **PROPOSED USE:** Office development
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted for this site, but other property in the area has been rezoned for commercial and office uses in recent months.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Commercial shopping center / C/TO/ PC/TO Commercial/Technology Overlay
South: Residences / SLPA/ LDR / RA/TO Residential/Technology Overlay
East: Vacant land / C/SLPA / PC/TO and OB/TO Office/Technology Overlay
West: Vacant land /SLPA/LDR / PR/TO Planned Residential/Technology Overlay
NEIGHBORHOOD CONTEXT: This partly developed site is in an area of emerging commercial and office uses occurring within BP, PC, and OB zones.

STAFF RECOMMENDATION:

▶ **APPROVE O (Office)/ TO (Technology Overlay) designations**

The Office/Technology Overlay designations are consistent with other recent changes made to surrounding properties and will allow compatible development to the emerging adjoining development.

► **APPROVE OB (Office, Medical and Related services)/TO (Technology Overlay) zoning**

OB/TO zoning will permit development consistent with surrounding land uses and the steep slope that constrains portions of this site

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. An Office designation and OB/TO zoning, as requested for this site, was approved for the adjoining property in February, 2006.
2. Office uses allowed under OB zoning would be compatible with the scale and intensity of the surrounding land use and zoning pattern. Such uses would also be similar in scope and scale to uses permitted under BP zoning.

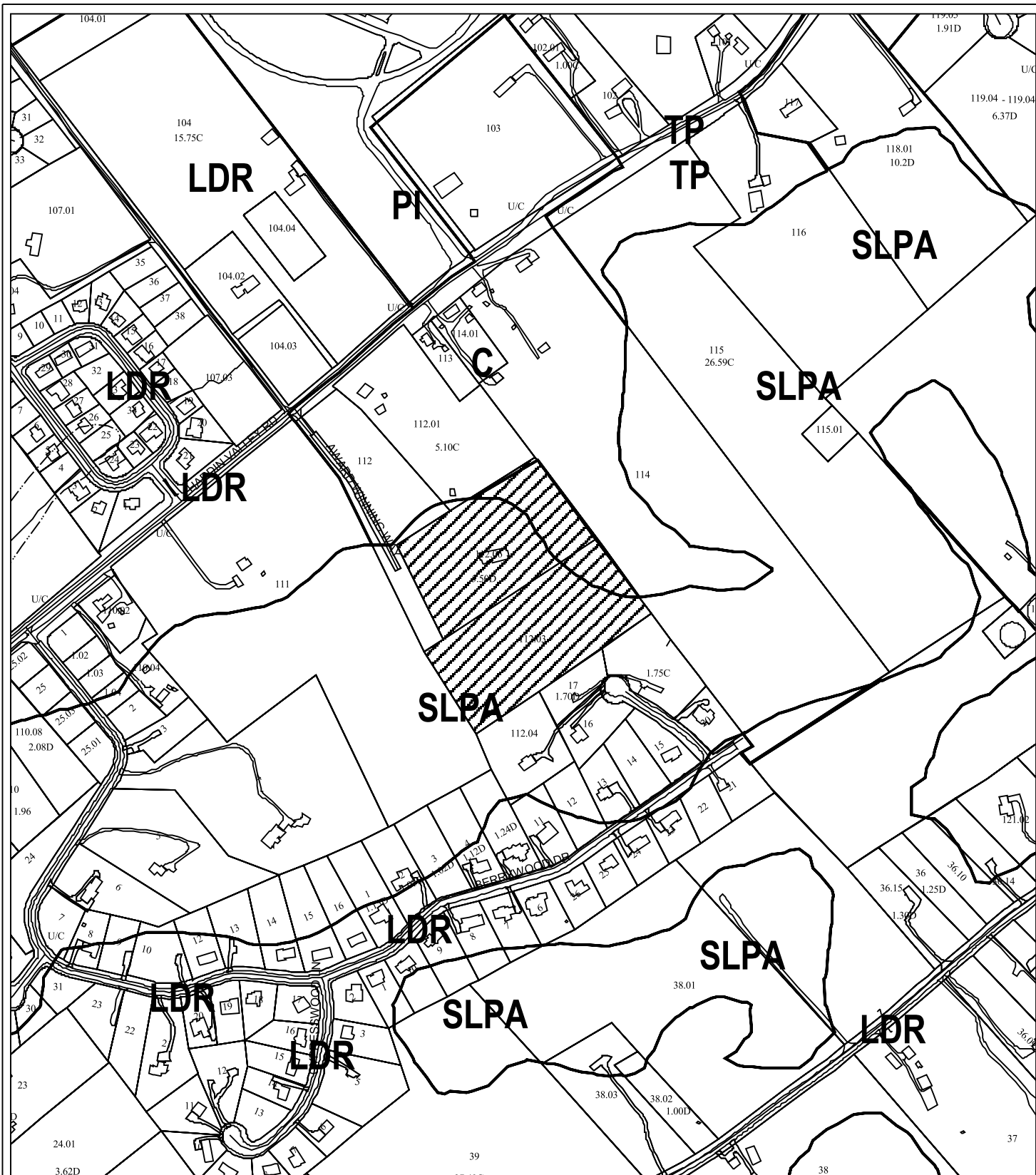
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The Office designation and OB zoning of this site will add additional traffic and increase turning movements from Award Winning Way onto Hardin Valley Rd.
3. The OB zone allows a wide range of office uses to be permitted for the site. Additionally, the Technology Overlay requires review of development plans by the Tennessee Technology Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained, The developer of this and the adjacent property will be expected to address this issue as a site plan is prepared.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. If the applicant's requested Northwest County Sector Plan amendment is approved, OB zoning and office uses will be consistent with the amended plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay, a certificate of appropriateness approval from the TTCDA will be required for this zoning proposal. TTCDA will consider this proposal at their January, 2007, meeting.
4. This request may lead to future requests for OB zoning around this interchange. However, future OB rezoning would also require sector plan amendments and TTCDA certificates of appropriateness.


If approved, this item will be forwarded to Knox County Commission for action on 2/26/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



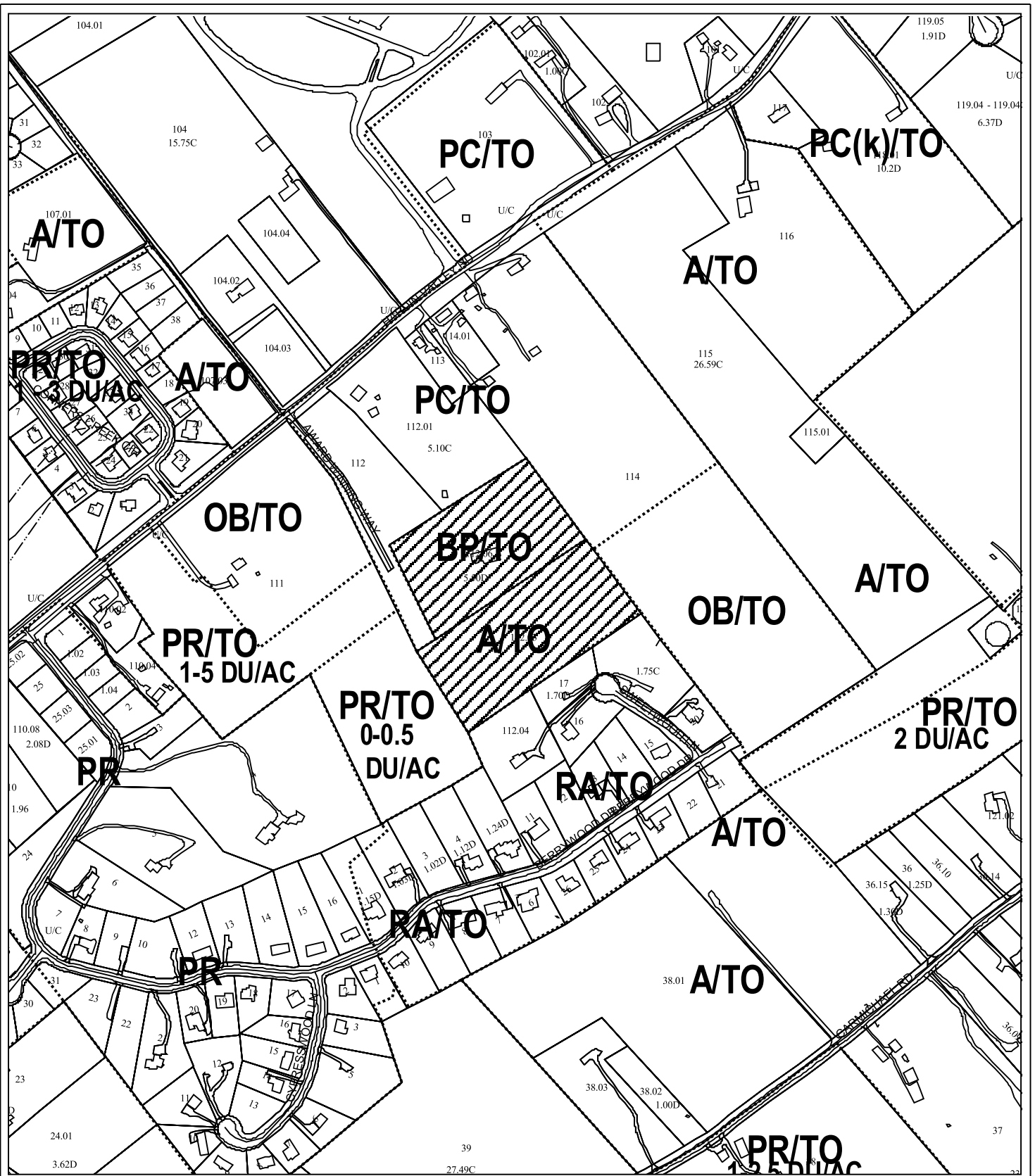
**1-B-07-SP/1-E-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Woodall Properties, LLC
 Map No: 103
 Jurisdiction: County



 From: TP (Technology Park) and SLPA (Slope Protection)
 To: O (Office) and SLPA (Slope Protection)

Original Print Date: 12/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902




**1-E-07-RZ
REZONING**

Petitioner: Woodall Properties, LLC

Map No: 103

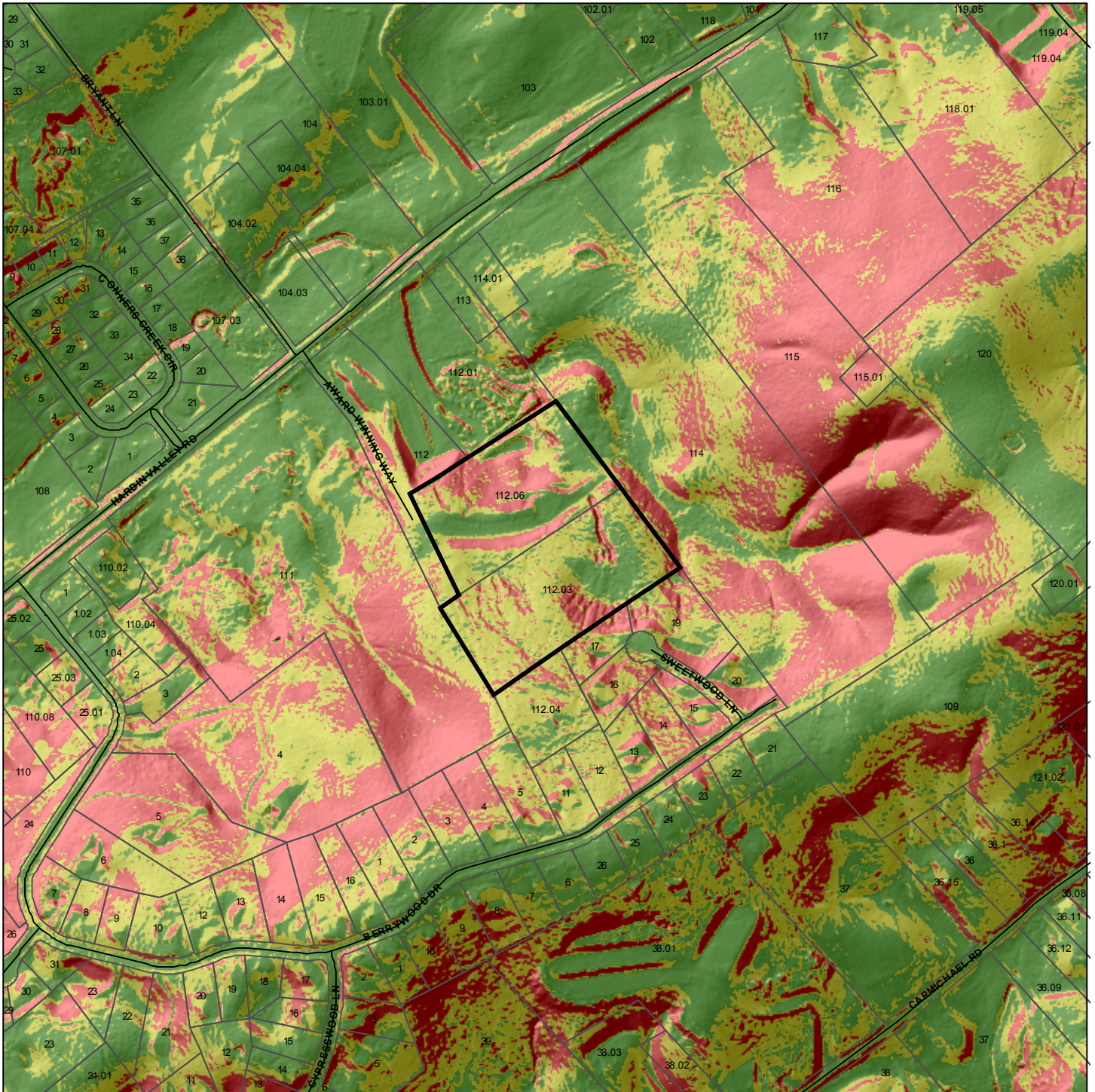
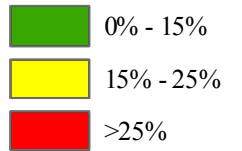
Jurisdiction: County

 From: BP (Business and Technology)/
TO (Technology Overlay) and A (Agricultural)/TO
 To: OB (Office, Medical, and Related Services)/TO (Technology Overlay)
 Original Print Date: 12/27/06 Revised:
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1-E-07-RZ Slope Analysis

Percent Slope



1-E-07-RZ REZONING



From: BP/TO (Business Park/Technology Overlay) & A/TO (Agricultural/Technology Overlay)
To: OB/TO (Office, Medical and Related Services/Technology Overlay)

Original Print Date: 1/3/2006 Revised:
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Petitioner: Woodall Properties, LLC

Map No: 103

Jurisdiction: County



1-E-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	5220	2.9959	25.86%
15%-25%	2	9814	5.6325	48.62%
> 25%	3	5150	2.9557	25.52%
Total Acres			11.5840	100.00%