

▶ **FILE #:** 9-B-11-RZ

**AGENDA ITEM #** 24

**AGENDA DATE:** 9/8/2011

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): BURR, LLC

TAX ID NUMBER: 103 M A 007 & PT OF 009 MAP ON FILE AT MPC

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side Greenland Way, southeast of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 8.13 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **PRESENT ZONING:** PC (Planned Commercial) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartment development

**DENSITY PROPOSED:** 12 du/ac

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).

SURROUNDING LAND USE AND ZONING: North: Vacant land - PC (Planned Commercial) / TO (Technology Overlay)

South: Apartments - OB (Office, Medical & Related Services) / TO

East: Vacant land / A (Agricultural) / TO

West: Commercial and office space / PC (Planned Commercial) / TO and BP (Business & Technology Park) / TO

NEIGHBORHOOD CONTEXT: The sites surrounding this parcel have been partially developed with commercial and office uses

**STAFF RECOMMENDATION:**

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

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.

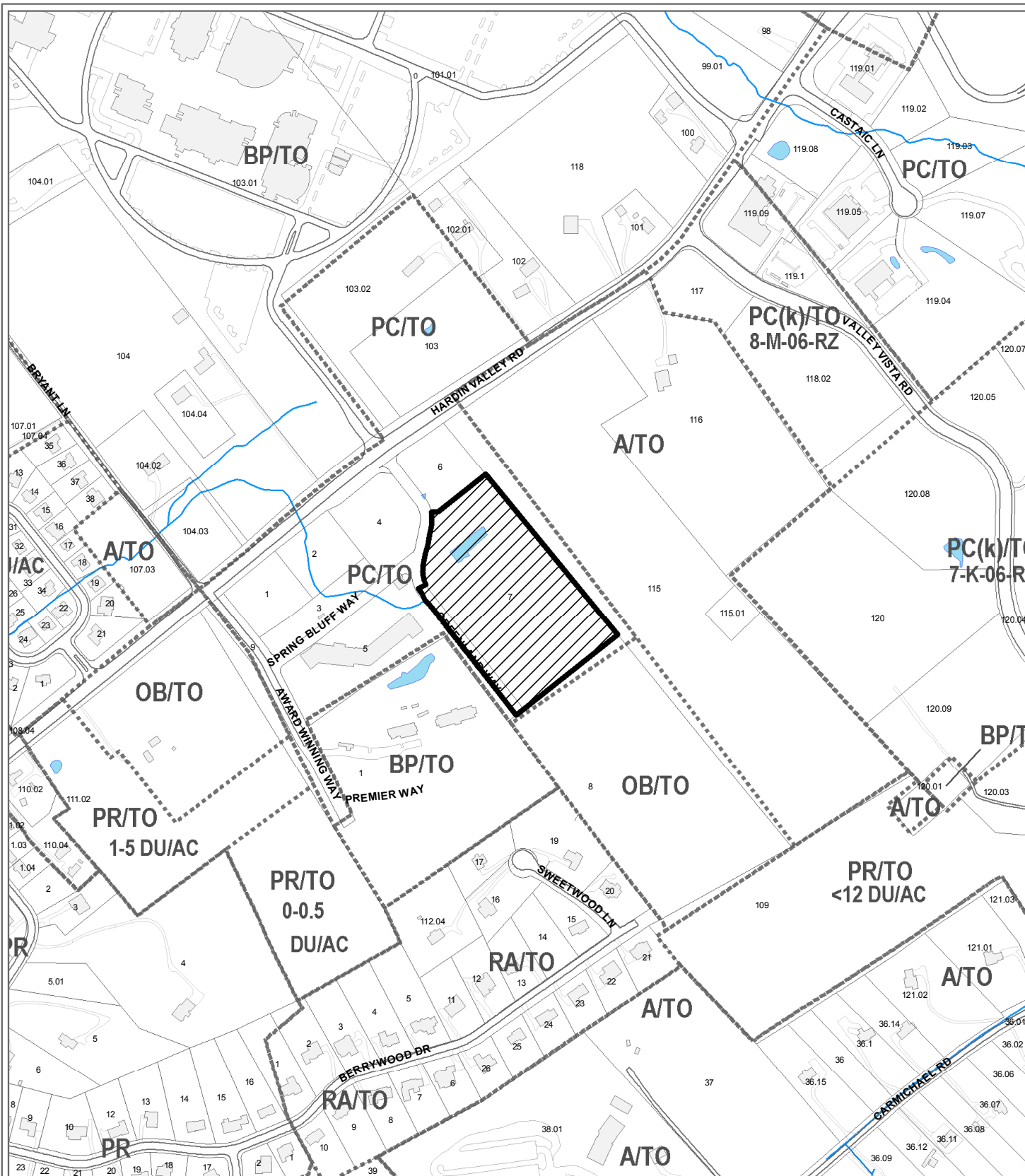
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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).

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/24/2011. 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.



**9-B-11-RZ  
REZONING**

From: PC (Planned Commercial) / TO (Technology Overlay)

To: OB (Office, Medical, and Related Services) / TO (Technology Overlay)



Original Print Date: 8/23/2011  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Benchmark Associates, Inc.

Map No: 103

Jurisdiction: County

