

▶ **FILE #:** 2-C-17-RZ

AGENDA ITEM #: 42

AGENDA DATE: 2/9/2017

▶ **APPLICANT:** R2R STUDIO, LLC

OWNER(S): R2R Studio. LLC

TAX ID NUMBER: 104 PART OF 08403 PORTION NOT ZONED F [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10105 Hardin Valley Rd

▶ **LOCATION:** North side Hardin Valley Rd., east of Westcott Blvd.

▶ **APPX. SIZE OF TRACT:** 2.25 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: North side Hardin Valley Rd., east of Westcott Blvd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural) & PC (Planned Commercial)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Two dwellings

▶ **PROPOSED USE:** Professional office

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Floodway, business park / F (Floodway) and I (Industrial)

South: Hardin Valley Rd., dwelling / PR (Planned Residential) <6 du/ac

East: Veterinary clinic / PC (Planned Commercial)

West: Vacant land / A (Agricultural) and F (Floodway)

NEIGHBORHOOD CONTEXT: This area along Hardin Valley Rd. is developed with a mix of residential, commercial and office uses, zoned A, PR, OB and PC. Westbridge Business Park is to the north, zoned I (Industrial).

STAFF RECOMMENDATION:

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

OB zoning is consistent with the sector plan proposal for the area and is compatible with the scale and intensity of the surrounding development and zoning pattern.

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 site, which is located along Hardin Valley Rd., a major arterial street, is appropriate for office uses, as

proposed by the applicant.

2. OB zoning will allow uses compatible with surrounding development and zoning.
3. OB zoning allows reasonable use of the subject property which has a limited development area, because of the floodway covering the northern half of the site.
4. OB zoning is consistent with the sector plan proposal for the property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 of OB zoning, this property is appropriate to be rezoned to OB, as requested.

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. Public water and sanitary sewer are available to serve the site.
2. The impact to the streets and school system will depend on the type of development proposed. Hardin Valley Rd. is classified as a major arterial street that is sufficient to handle additional traffic that would be generated by uses permitted in the OB zoning district.
3. This proposed amendment of the zoning map will not adversely affect any other part of the County.

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. With the recommended amendment to the Northwest County Sector Plan, OB zoning will be consistent with the plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

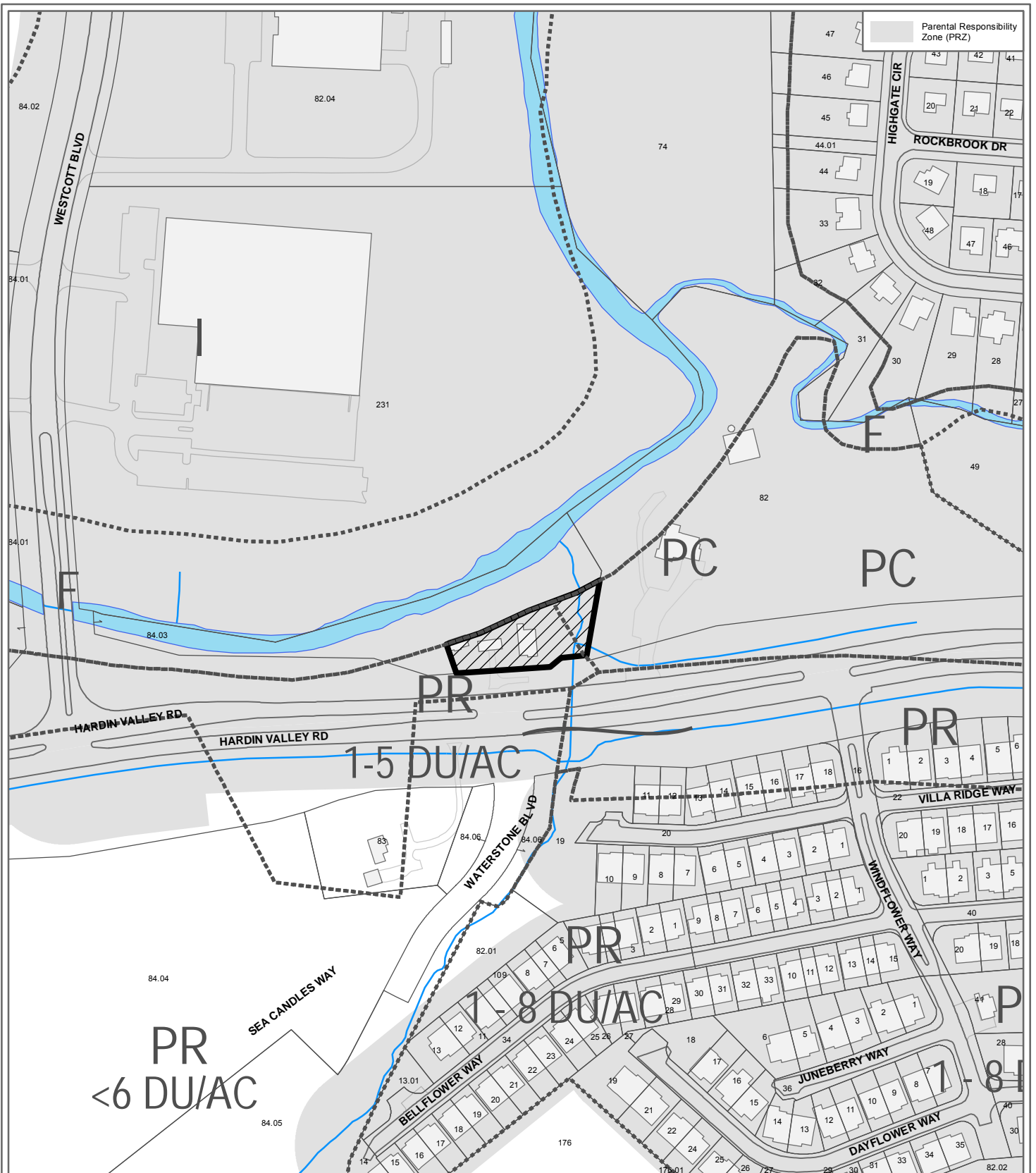
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2017. 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.



**2-C-17-RZ
REZONING**

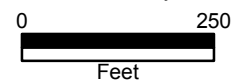
From: A (Agricultural) & PC (Planned Commercial)
To: OB (Office, Medical, and Related Services)



Petitioner: R2R Studio, LLC

Map No: 104

Jurisdiction: County



Original Print Date: 1/17/2017 Revised: 1/20/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

[X] REZONING [] PLAN AMENDMENT

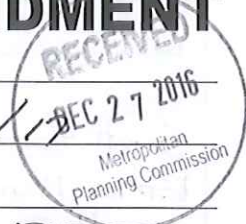
Name of Applicant: R2R Studio, llc

Date Filed: 12/27/16 Meeting Date: 2/9/17

Application Accepted by: [Signature]

Fee Amount: 1000.00 File Number: Rezoning 2-C-17-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 10105 HARDIN VALLEY RD

General Location: N/S Hardin Valley Rd. E of Westcott Blvd.

Parcel ID Number(s): Part of 104-08403

Tract Size: 2.248 ac.

Existing Land Use: 2 dwelling

Planning Sector: NW County

Growth Policy Plan: Planned Growth

Census Tract:

Traffic Zone:

Jurisdiction: [] City Council District [X] County Commission 6 District

Requested Change

FROM: A - AGRICULTURE & Floodway (PC - Comment #1)

TO: OB - OFFICE / BUSINESS + F Floodway PLAN AMENDMENT

[] One Year Plan [] Sector Plan

FROM: NA

TO:

PROPOSED USE OF PROPERTY

PROFESSIONAL OFFICE

Density Proposed Units/Acre

Previous Rezoning Requests: None noted

[] PROPERTY OWNER [X] OPTION HOLDER

PLEASE PRINT

Name: SCOTT E. OSBORN

Company: R2R Studio, llc

Address: 2575 Willow Point Way Ste 105

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865 769-8075

Fax: 865-769-8076

E-mail: sosborn@r2rstudio.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: SAME AS ABOVE.

Company:

Address:

City: State: Zip:

Telephone:

Fax:

E-mail:

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: SCOTT E. OSBORN

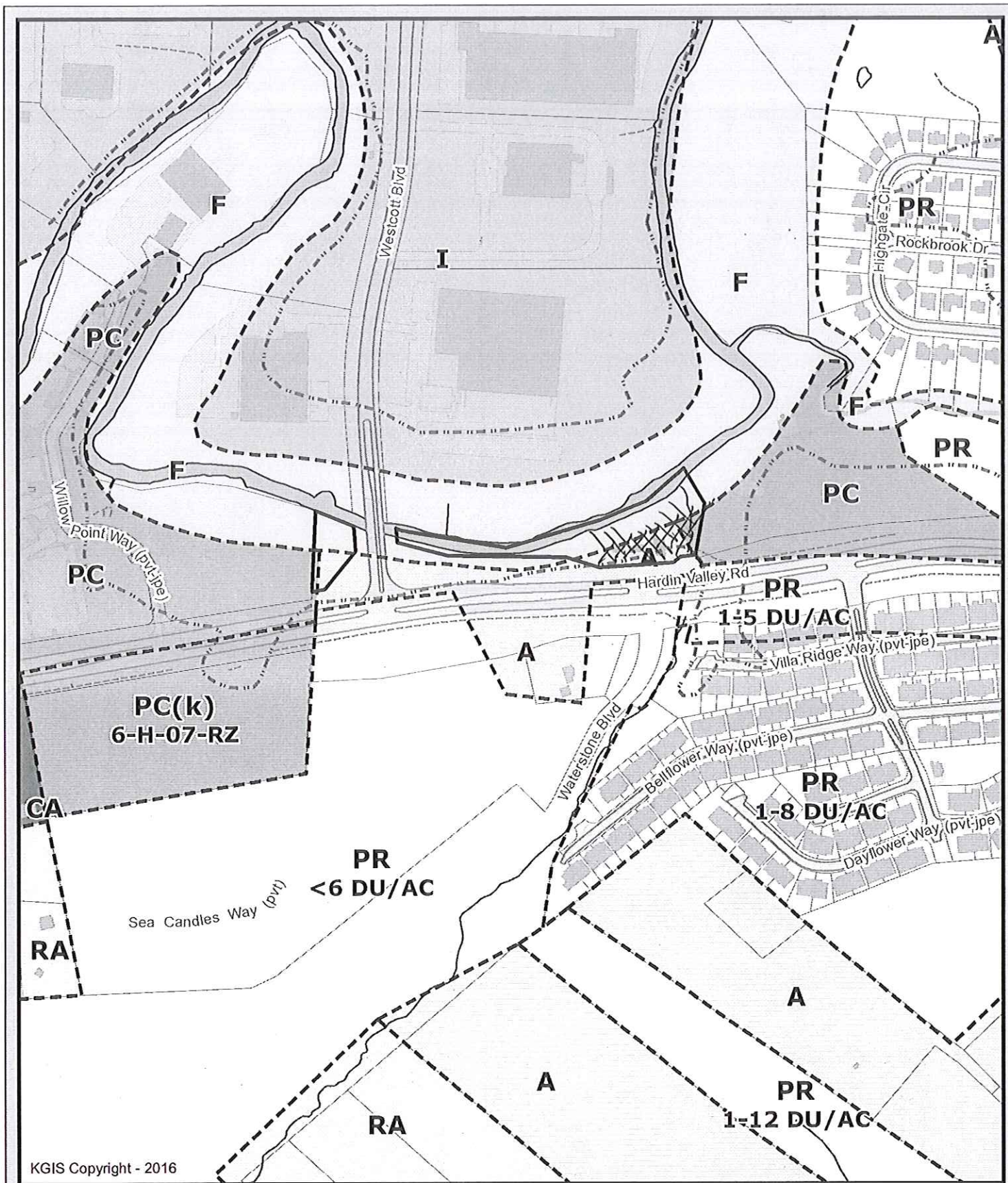
Company: R2R Studio, llc

Address: 2575 Willow Point Way, Ste

City: Knoxville State: TN Zip: 37931

Telephone: 865 769-8075 / 865 604-9062

E-mail: sosborn@r2rstudio.com

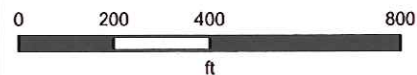


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Knoxville - Knox County - KUB Geographic Information System



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