

# REZONING REPORT

▶ **FILE #:** 8-K-20-RZ

**AGENDA ITEM #:** 17

**AGENDA DATE:** 8/13/2020

▶ **APPLICANT:** JOHN WALLACE

OWNER(S): John Wallace

TAX ID NUMBER: 118 07402

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 940 Sanctuary Ln.

▶ **LOCATION:** Northwest end of Sanctuary Ln., northwest of the intersection of Pellissippi Pkiwy., & Dutchtown Rd.

▶ **APPX. SIZE OF TRACT:** 8.099 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sanctuary Lane, a local road with a pavement width of 24 feet within a right-of-way width of 50 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** BP (Business and Technology) / TO (Technology Overlay)

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

▶ **EXISTING LAND USE:** Office

▶

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - BP (Business Park and Technology) /TO (Technology Overlay)

South: Agriculture/forestry/vacant - BP (Business Park and Technology) /TO (Technology Overlay)

East: Single family residential - PR (Planned Residential) / TO (Technology Overlay)

West: Right of Way - BP (Business Park and Technology) /TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area adjacent to the Pellissippi Parkway is primarily single family residential in character with some vacant and rural residential lots, adjacent to the right-of-way.

## STAFF RECOMMENDATION:

▶ **Approve PC (Planned Commercial)/TO (Technology Overlay) zoning because it is consistent with the Dutchtown Road/Lovell Road Mixed Use Special District (MU-SD NWCO-3) designation for the Northwest County Sector Plan.**

**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. The Northwest County Sector continues to be the most rapidly growing sector in Knox County.
2. Providing additional opportunities for planned commercial development along the Pellissippi Parkway corridor in appropriate locations is warranted.

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

1. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The PC zone is not intended to restrict potential development by limiting uses, however, in general, uses permitted shall include office, commercial services and light distribution centers.
2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.
3. The TO (Technology Overlay) zone is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). This rezoning will be reviewed by the TTCDA Board at the September 8, 2020 meeting before the legislative body, the Knox County Commission, hearing on this item.

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. Rezoning this parcel to PC from BP will not have an adverse impact on any other part of the county.
2. Additional site plan review will be required through the use on review process as required by the PC zone district and by the TO overlay zone.

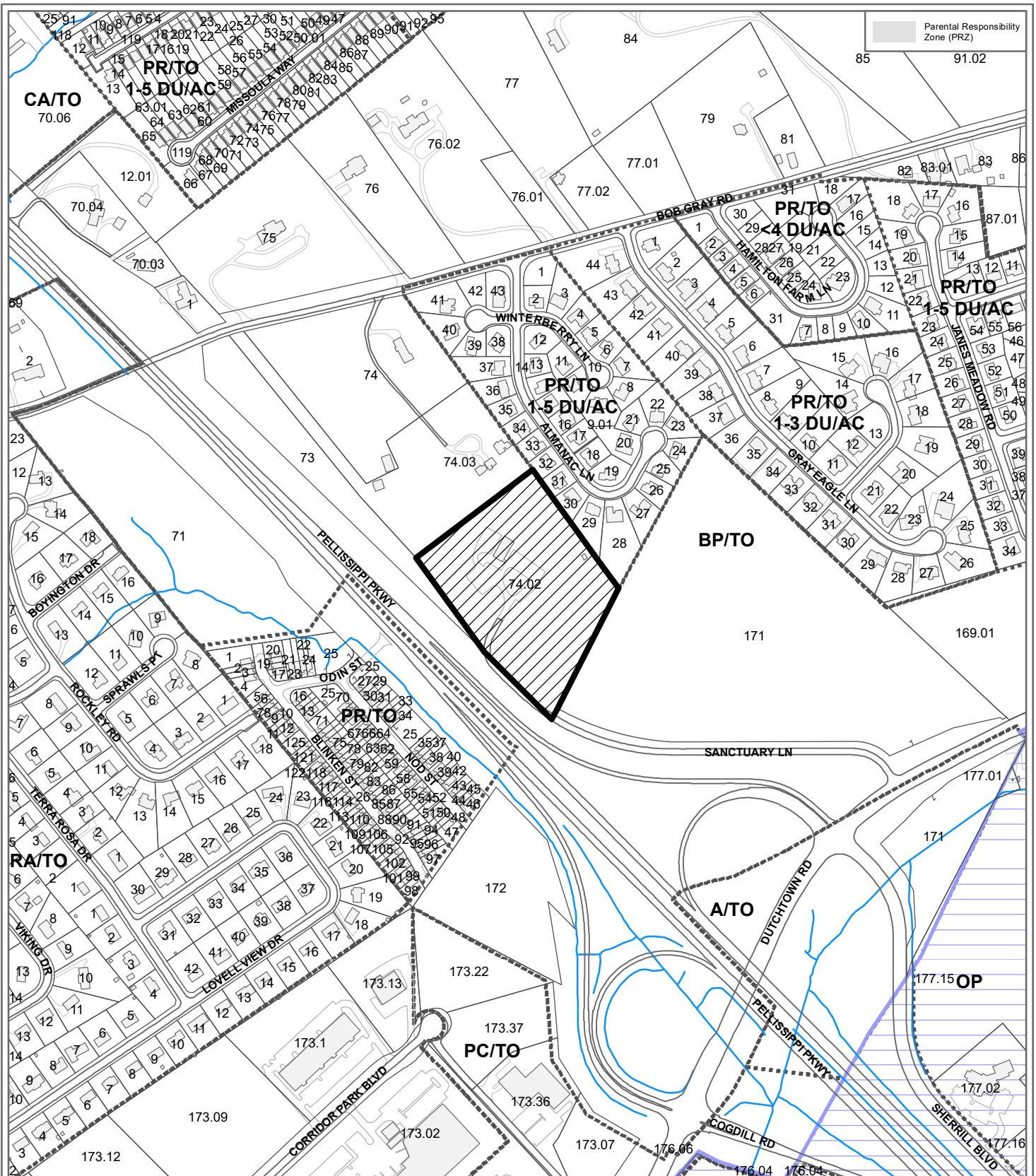
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation is Dutchtown Road/Lovell Road Mixed Use Special District (MU-SD NWCO-3) and PC is a recommended zone district.
2. The proposed amendment does not appear to be in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

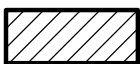
If approved, this item will be forwarded to Knox County Commission for action on 9/28/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



Parental Responsibility Zone (PRZ)

**8-K-20-RZ  
REZONING**

From: BP (Business and Technology) / TO (Technology Overlay)  
To: PC (Planned Commercial) / TO (Technology Overlay)



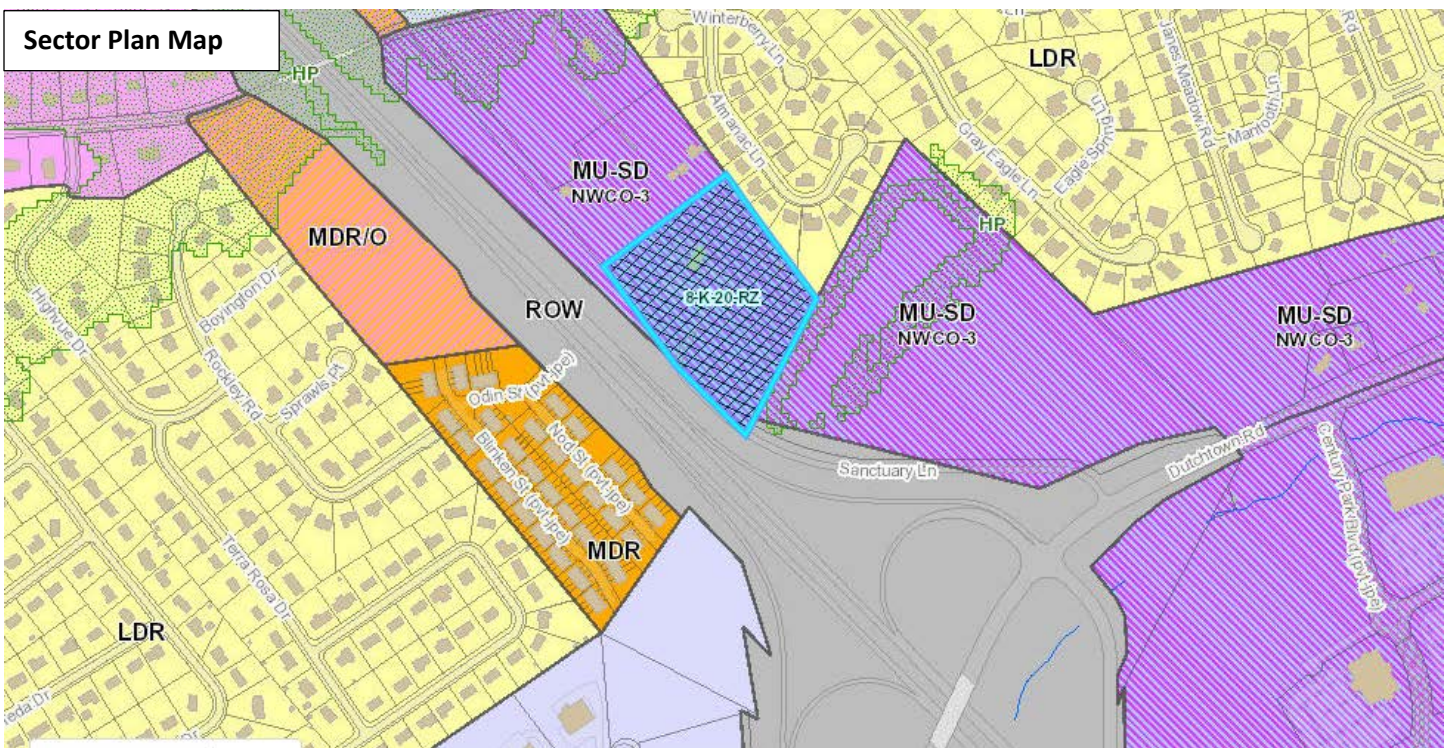
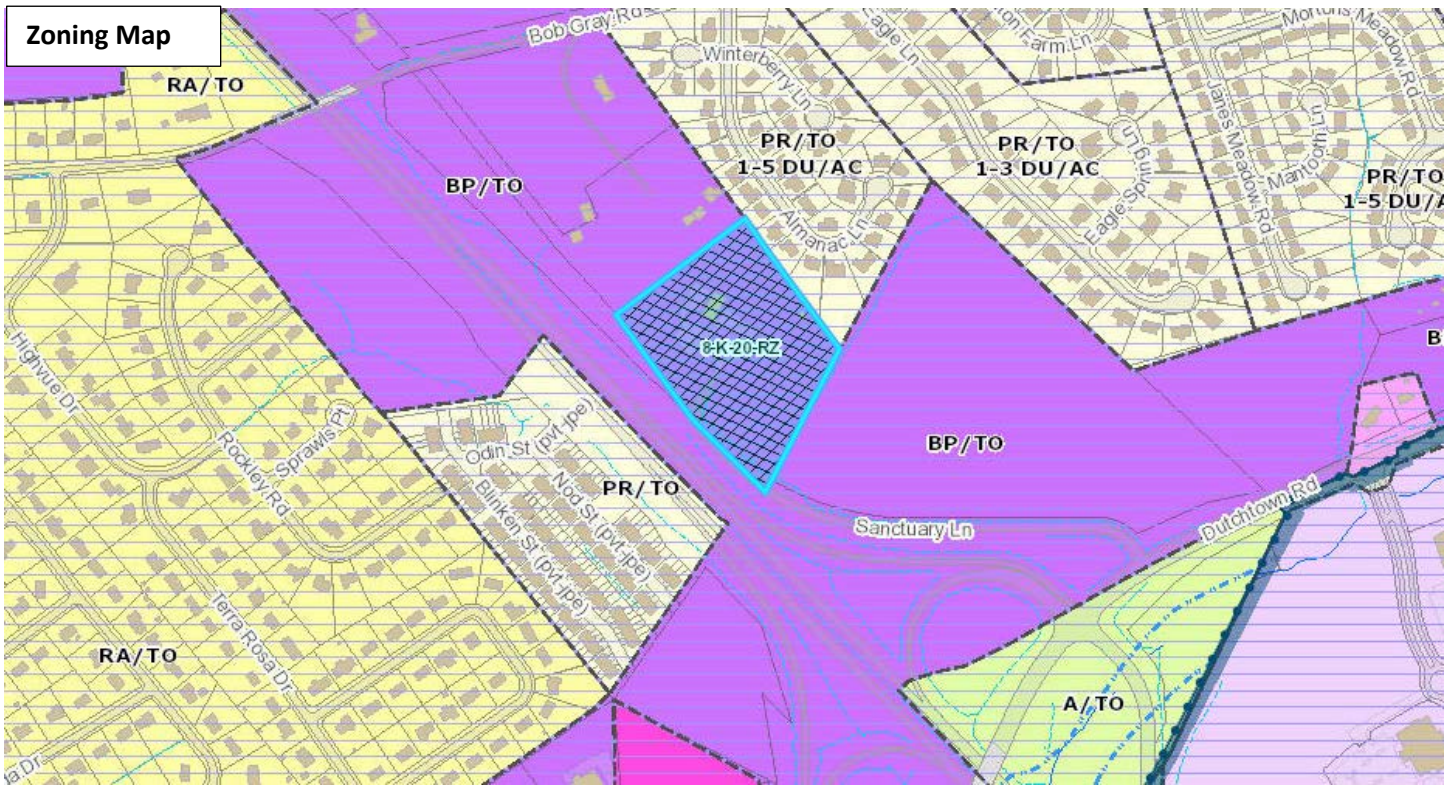
Original Print Date: 7/15/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: John Wallace

Map No: 118  
Jurisdiction: County

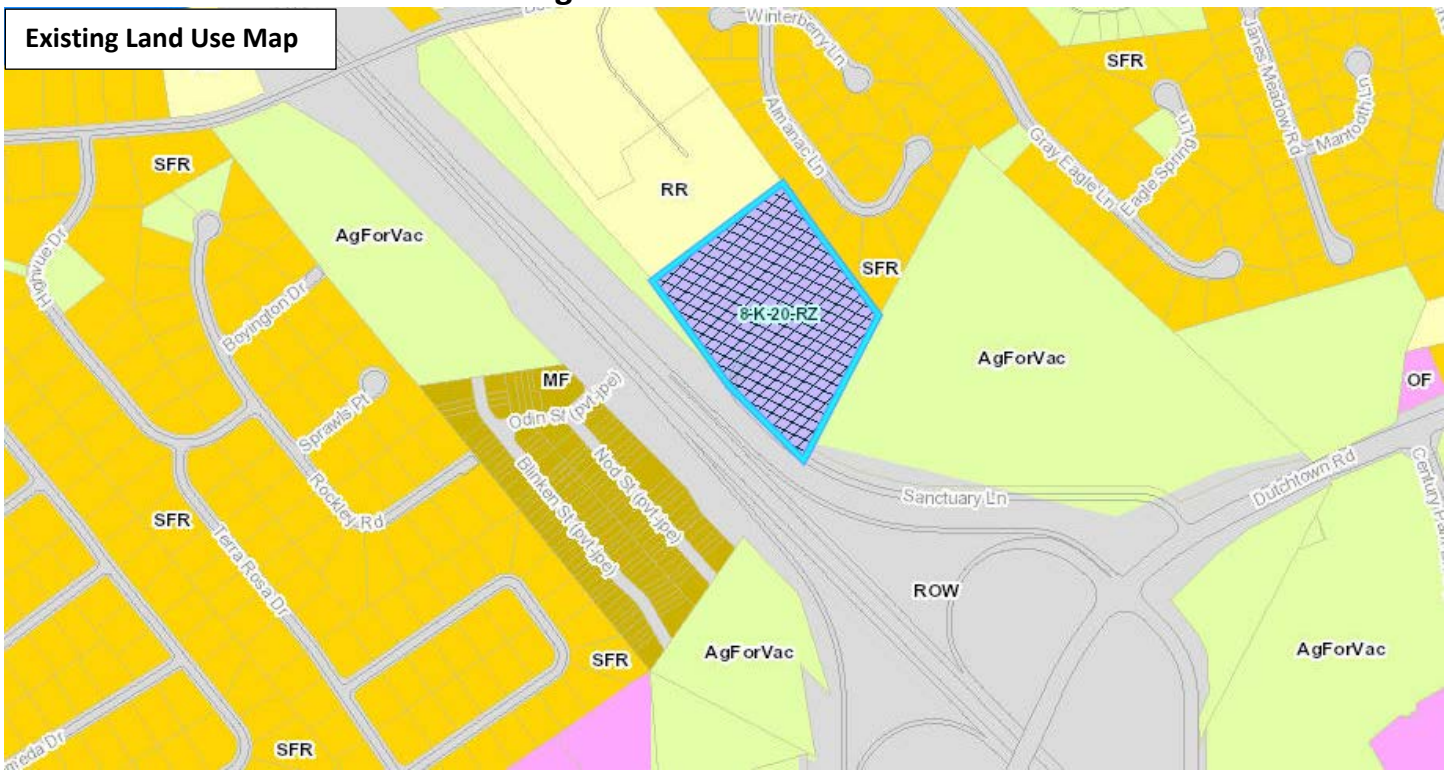


# Exhibit A. 8-K-20-RZ Contextual Images



# Exhibit A. 8-K-20-RZ Contextual Images

Existing Land Use Map



Aerial Map



**RECEIVED**

By Elizabeth Albertson at 5:24 pm, Jun 29, 2020

**DEVELOPMENT REQUEST****DEVELOPMENT**

- Development Plan  
 Planned Development  
 Use on Review / Special Use

**SUBDIVISION**

- Concept Plan  
 Final Plat

**ZONING**

- Plan Amendment  
 Rezoning

John Wallace

Applicant Name	Affiliation	
06/29/2020	8/13/2020	8-K-20-RZ
Date Filed	Meeting Date (if applicable)	File Numbers(s)

**CORRESPONDENCE**

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant  Owner  Option Holder  Project Surveyor  Engineer  Architect/Landscape Architect

John Sanders, FAIA

Sanderspace Architecture

Name	Company		
514 West Jackson Avenue, Suite 102	Knoxville	TN	37902
Address	City	State	Zip
(865) 329-0316	jsanders@sanderspace.com		
Phone	Email		

**CURRENT PROPERTY INFO**

John Wallace	10426 Bob Gray Road, Knoxville 37932	(865)207-8695
Owner Name (if different)	Owner Address	Owner Phone
940 Sandary Lane	118 07402	
Property Address	Parcel ID	
Near the intersection of Pellissippi & Dutchtown Road	8.099 Acres	
General Location	Tract Size	
6th District	BP/TO	
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	
Northwest County	MU-SD/NWCO-3	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
OF	No	West Knox Utility
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

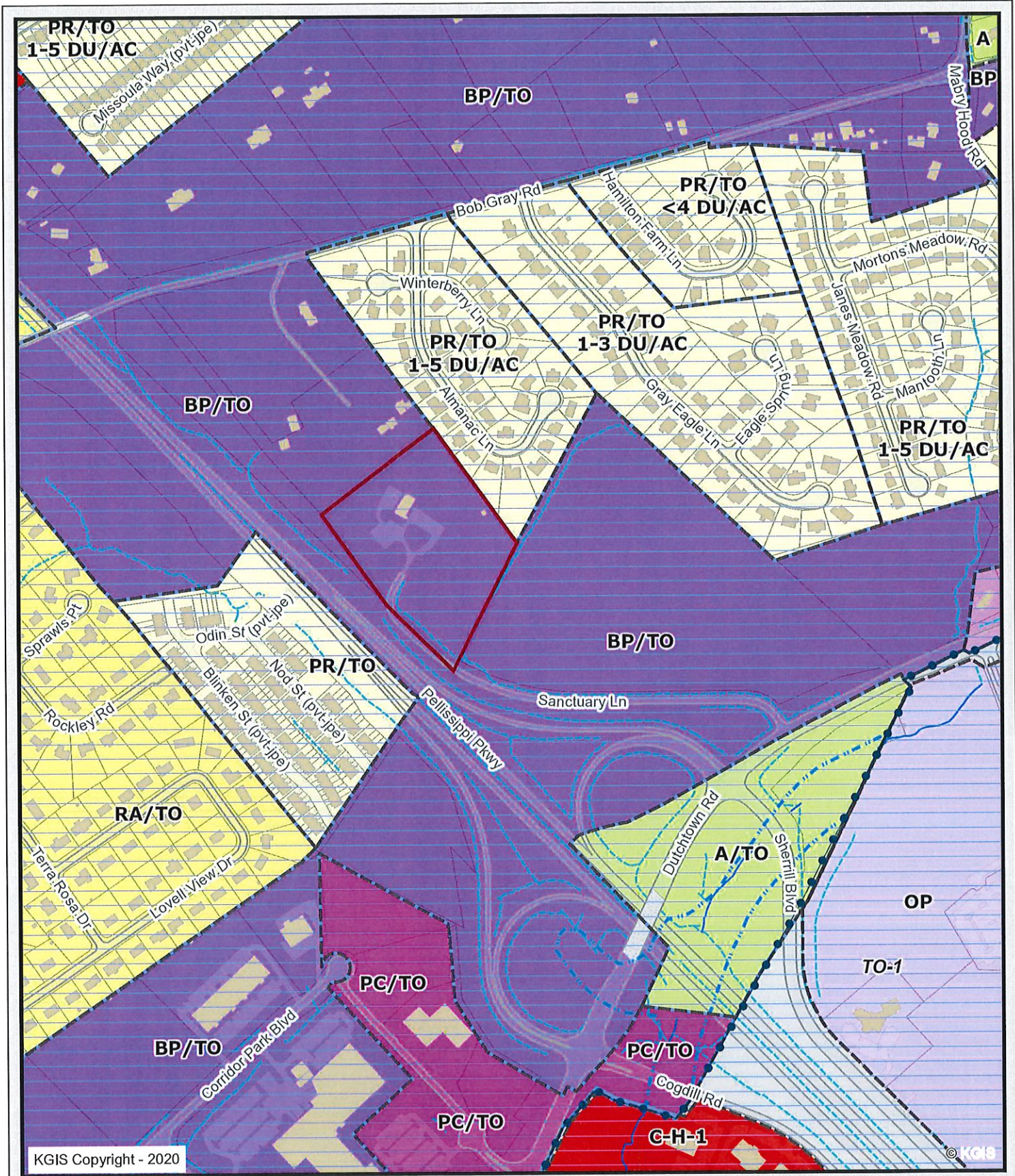
**RECEIVED**  
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**REQUEST**

<b>DEVELOPMENT</b>	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
	<input checked="" type="checkbox"/> Zoning Change: <u>PC/TO</u> Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b>	<b>TOTAL:</b> \$1,809.00
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0325    \$1,809.00	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 2:</b>	
		<b>FEE 3:</b>	

**AUTHORIZATION** *rob@wildspacesbrewing.com*  
 DocuSigned by:  **SIGN HERE** I certify I am the property owner, applicant or the owners authorized representative.  
 Applicant Signature: John Wallace    Date: 6/30/2020  
 865-207-8695    Please Print    skihikefish@gmail.com  
 Phone Number    Email  
 Staff Signature: *Elizabeth Albertson*    Elizabeth Albertson    Date: 6/29/2020  
 Please Print    Date



940 Sanctuary Ln.

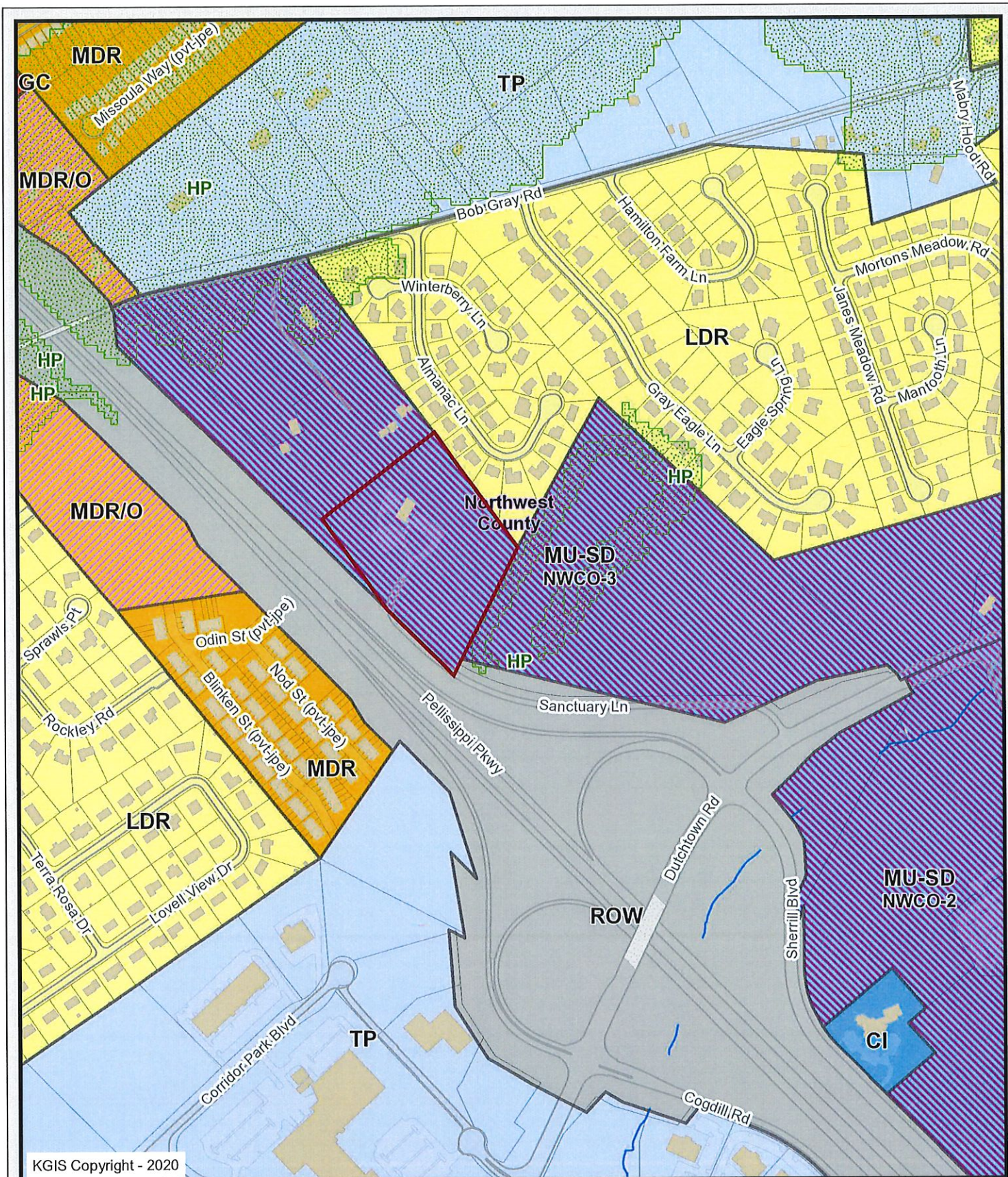
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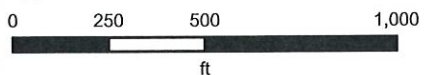
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940 Sanctuary Ln.

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