

REZONING REPORT

▶ **FILE #:** 8-L-20-RZ

AGENDA ITEM #: 18

AGENDA DATE: 8/13/2020

▶ **APPLICANT:** MARK MILLER / REALTY TRUST GROUP, LLC

OWNER(S): Dannaher MOB 2 LLC

TAX ID NUMBER: 47 03329

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7750 Dannaher Dr.

▶ **LOCATION:** North side of Dannaher Rd., east of Connor Rd., near E. Emory Rd. & I-75 intersection

▶ **APPX. SIZE OF TRACT:** 3.85 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dannaher Drive, a local median separated street with a pavement width of 28 feet within a right of way width of 50 feet.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** CA (General Business)

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

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶

EXTENSION OF ZONE: No.

HISTORY OF ZONING: 3-D-01-RZ: RA and A to CA

SURROUNDING LAND USE AND ZONING: North: Rural residential - CA (General Business)

South: Office - CA (General Business)

East: Office - CA (General Business)

West: Office - CA (General Business)

NEIGHBORHOOD CONTEXT: This area is largely comprised of varying types of office, but primarily supportive medical offices in close proximity to the Tennova North campus.

STAFF RECOMMENDATION:

▶ **Approve OB Office, Medical, and Related Services) zoning because it is consistent with the Emory Road/I-75 Mixed Use District (MU-SD NCO-4) designation for the North County Sector Plan and compatible with the surrounding development and zoning.**

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 greater Emory Road area surrounding the I-75 interchange has experienced a lot of commercial and medical related development over the last decade. This type of build out of office development was expected during the installation of roads and utility infrastructure around the medical center.

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

1. The OB (Office, Medical and Related Services) zone 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 intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

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 OB from CA will not have an adverse impact on any other part of the county, in fact, the OB zoning is more consistent with the sector plan mixed use district designation for this area and the surrounding medical office development.

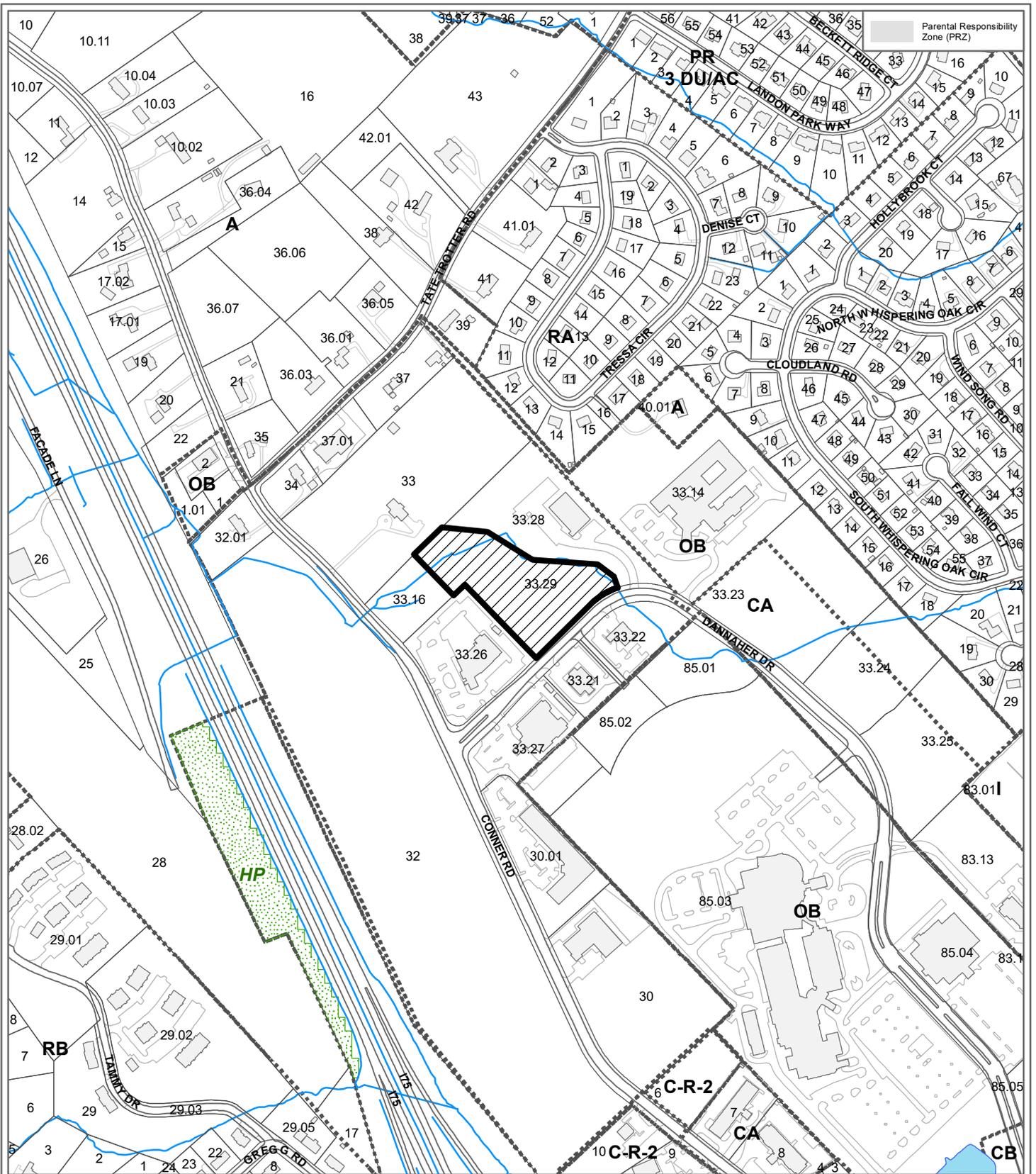
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation is Emory Road/I-75 Mixed Use District (MU-SD NCO-4) and OB 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 for action on . If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to . The date of the appeal hearing will depend on when the appeal application is filed. Appellants have to appeal a Planning Commission decision in the County.



**8-L-20-RZ
REZONING**

From: CA (General Business)
To: OB (Office, Medical, and Related Services)



Petitioner: Miller / Realty Trust Group, LLC,
Mark

Map No: 47
Jurisdiction: County

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



Exhibit A. 8-L-20-RZ Contextual Images

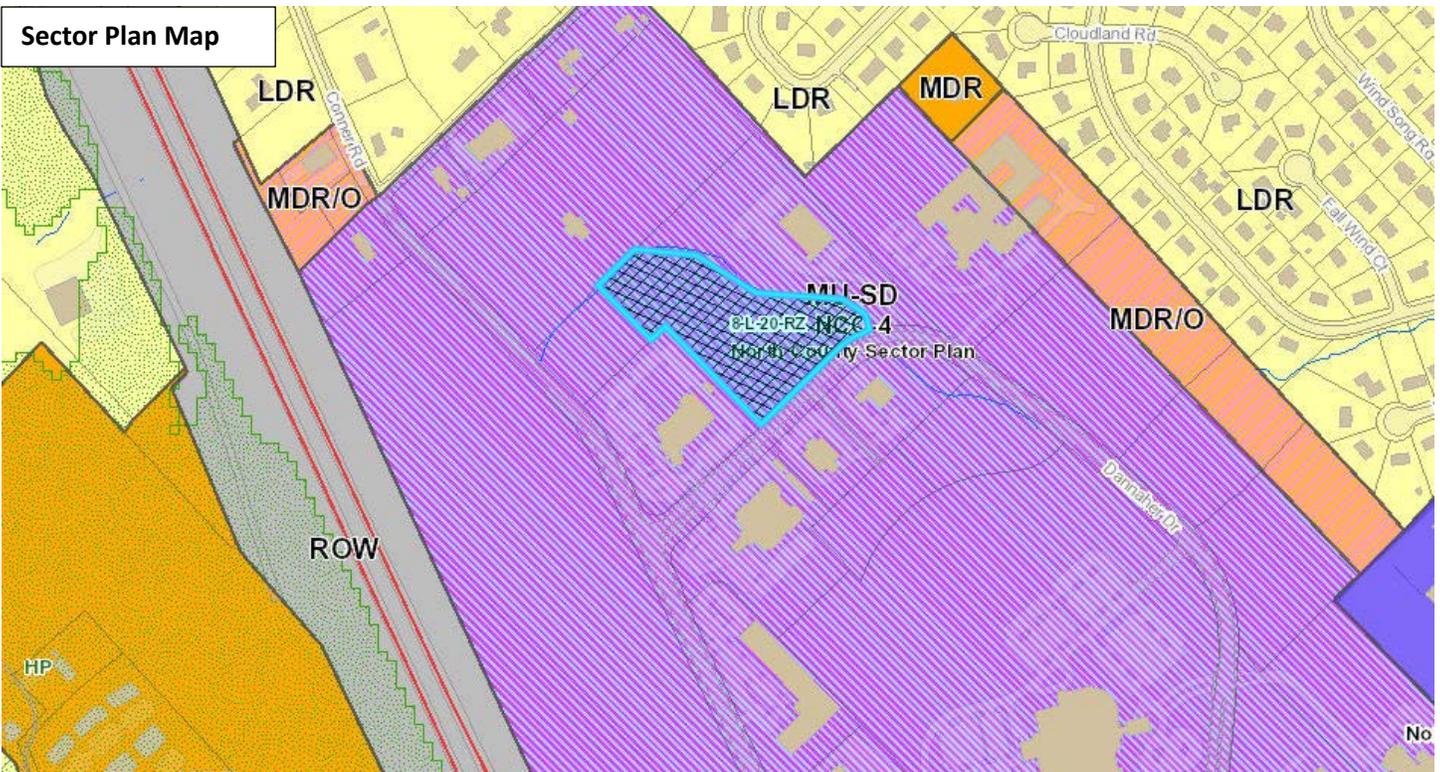
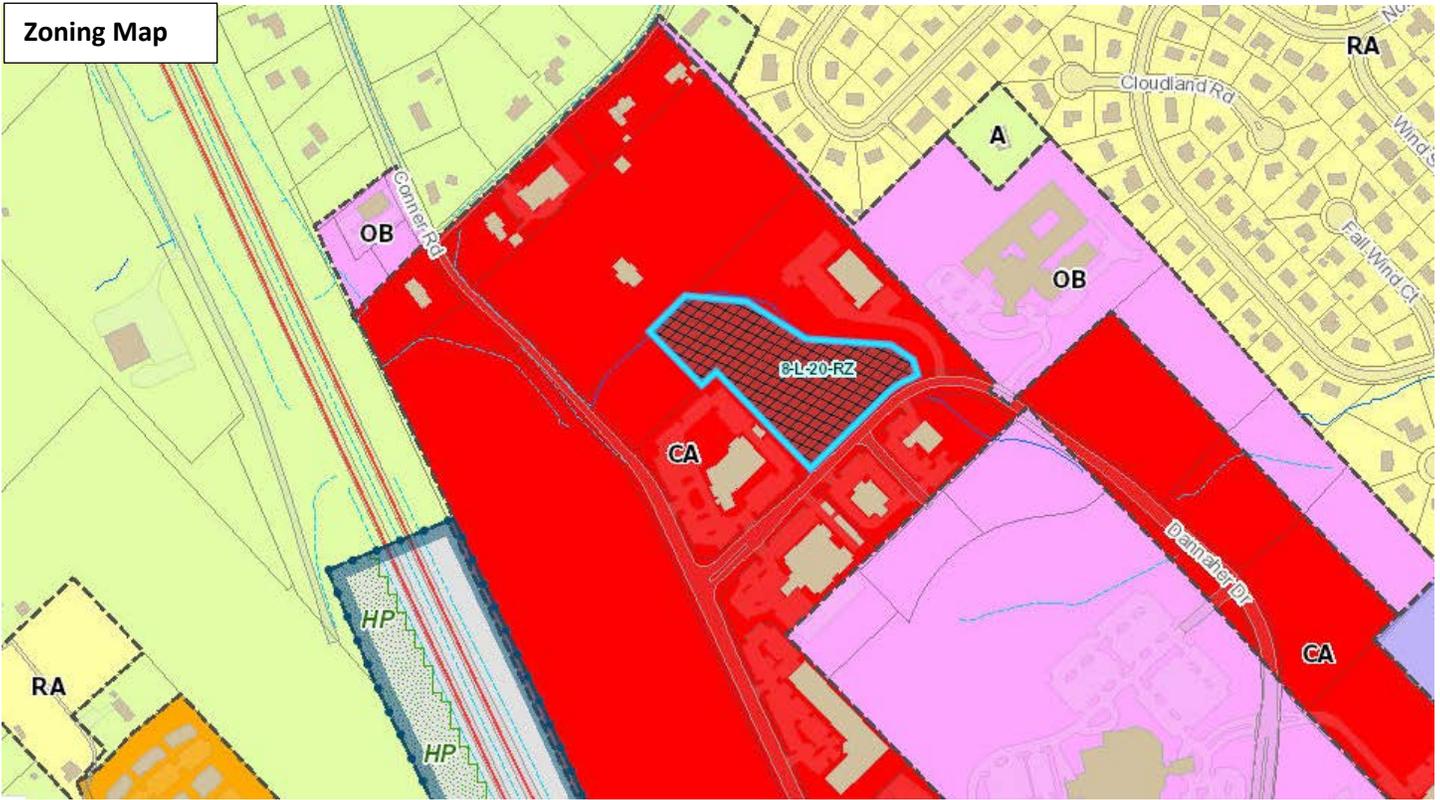


Exhibit A. 8-L-20-RZ Contextual Images

Existing Land Use Map



Aerial Map





Planning

KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mark Miller (Realty Trust Group, LLC)
 Applicant Name Affiliation

6/29/20 8/13/2020 8-L-20-RZ
 Date Filed Meeting Date (if applicable) File Number(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

Mark Miller Realty Trust Group, LLC
 Name Company

2220 Sutherland Ave Knoxville TN 37919
 Address City State Zip

865-521-0630 miller@realtytrustgroup.com
 Phone Email

CURRENT PROPERTY INFO

Dannaker MOB, LLC 2220 Sutherland Ave 865-521-0630
 Owner Name (if different) Owner Address Owner Phone

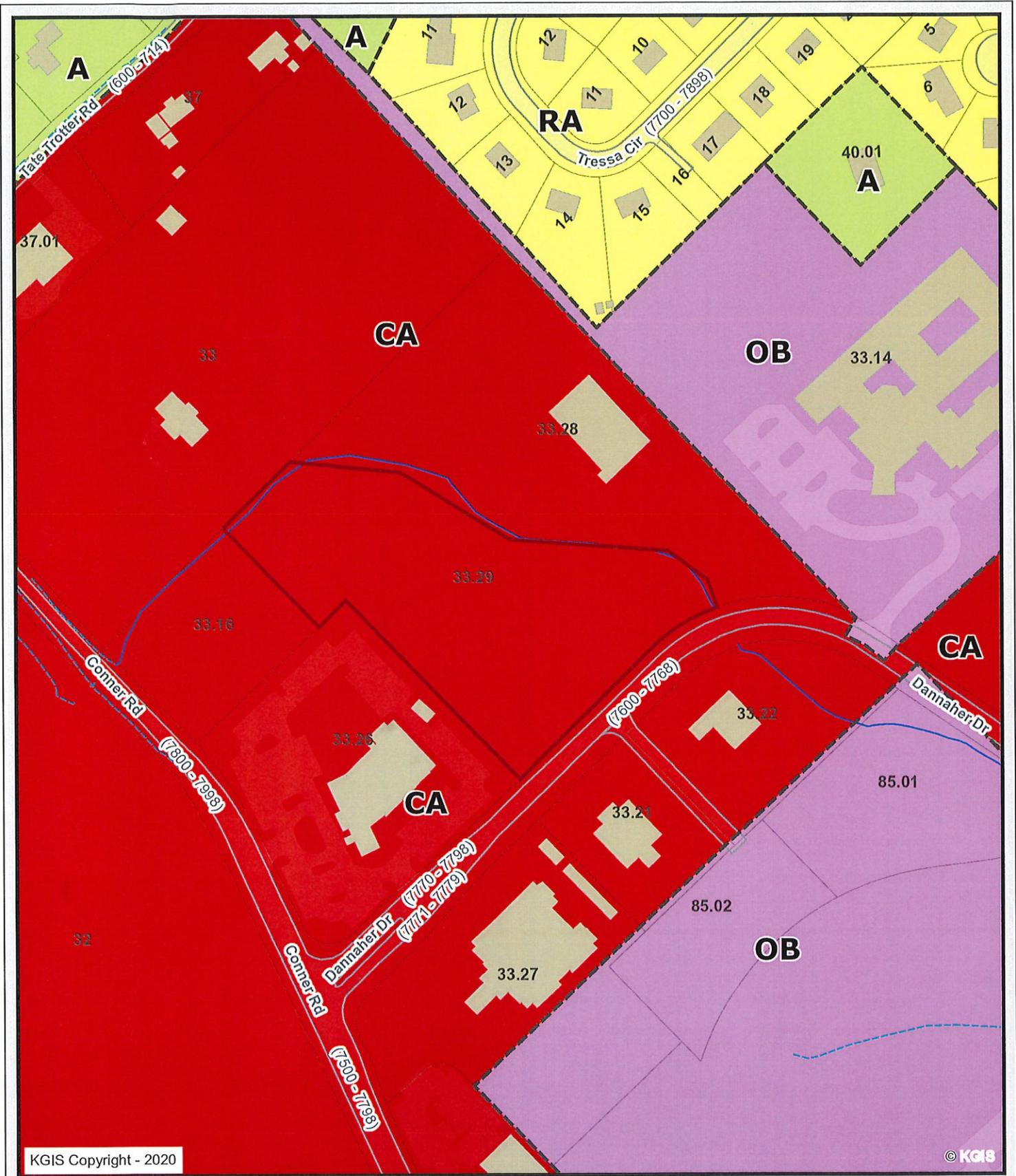
7750 Dannaker Dr, Powell, TN 37849 047 03329
 Property Address Parcel ID

Emory Rd @ I-75 E of Connor Rd 3.85 Ac
 General Location Tract Size

7 CA
 Jurisdiction (specify district above) City County Zoning District

North County NCO-4 (Emory Rd / I-75 Mixed Use) Planned Growth Area
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Ag For Vac N Hallsdale-Powell Hallsdale-Powell
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider



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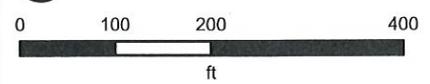
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Zoning Map

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/30/2020 at 8:18:11 AM



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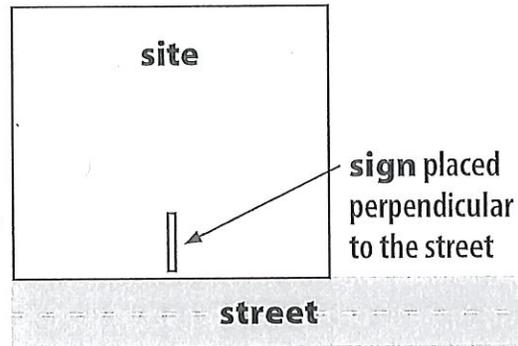
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/29/2020 and 8/14/2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Mark Miller

Printed Name: Mark Miller

Phone: 865-521-0630 Email: mmiller@realtytrustgroup.com

Date: 6/30/20

File Number: 8-L-20-RZ