

REZONING REPORT

► **FILE #:** 11-P-20-RZ

AGENDA ITEM #: 27

AGENDA DATE: 11/12/2020

► **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Harbwhite Properties, LLC

TAX ID NUMBER: 119 L A 01601

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 205 Bridgewater Rd.

► **LOCATION:** Northwest quadrant of the intersection of I-40 and Bridgewater Road

► **APPX. SIZE OF TRACT:** 6.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Bridgewater Road a median divided major collector with a pavement width of 64 feet within a right-of-way 90 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT ZONING:** OP (Office Park)

► **ZONING REQUESTED:** C-H-1 (Highway Commercial)

► **EXISTING LAND USE:** Commercial

►
EXTENSION OF ZONE: No
HISTORY OF ZONING: 2-D-89-RZ, 2-H-93-RZ, 7-H-07-RZ, 7-F-12-RZ, and 7-J-13-RZ (O-1 to PC-1)

SURROUNDING LAND USE AND ZONING: North: Office - OP (Office Park)

South: Right-of-way - N/A

East: Right-of-way, multifamily - RA (Low Density Residential), RB (General Residential)

West: Office - OP (Office Park)

NEIGHBORHOOD CONTEXT: This area is adjacent to the I-40 corridor and consists of a mix of office, commercial and multifamily uses and is adjacent to the Ten Mile Creek Greenway Park.

STAFF RECOMMENDATION:

► Staff recommends approval of C-G-1 (General Commercial) zoning because it is consistent with the Northwest City Sector Plan and compatible with the adjacent development (Applicant requested C-H-1).

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. There have not been substantial changes to the area however, a rezoning to C-G-1 at this location is consistent with the sector plan and appropriate for the area adjacent to multifamily residential, office and the Ten Mile Creek Greenway Park.

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

1. The C-G General Commercial Zoning District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The proposed amendment will not adversely affect any other part of the county.
2. The C-G-1 district is appropriate for areas integrating commercial, office and residential spaces.
3. The C-H-1 zone district is inappropriate for this location because it is intended to accommodate higher intensity auto-oriented commercial uses.

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 C-G-1 zone district is consistent with the Northwest City Sector Plan's designation of GC (General Commercial) for this area.
2. The recommended amendment to C-G-1 is consistent with all other adopted plans in Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/15/2020 and 1/12/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



11-P-20-RZ REZONING

From: OP (Office Park)

To: C-H (Highway Commercial)



Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Land Development Solutions

Map No: 119

Jurisdiction: City

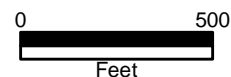


Exhibit A. 11-P-20-RZ Contextual Images

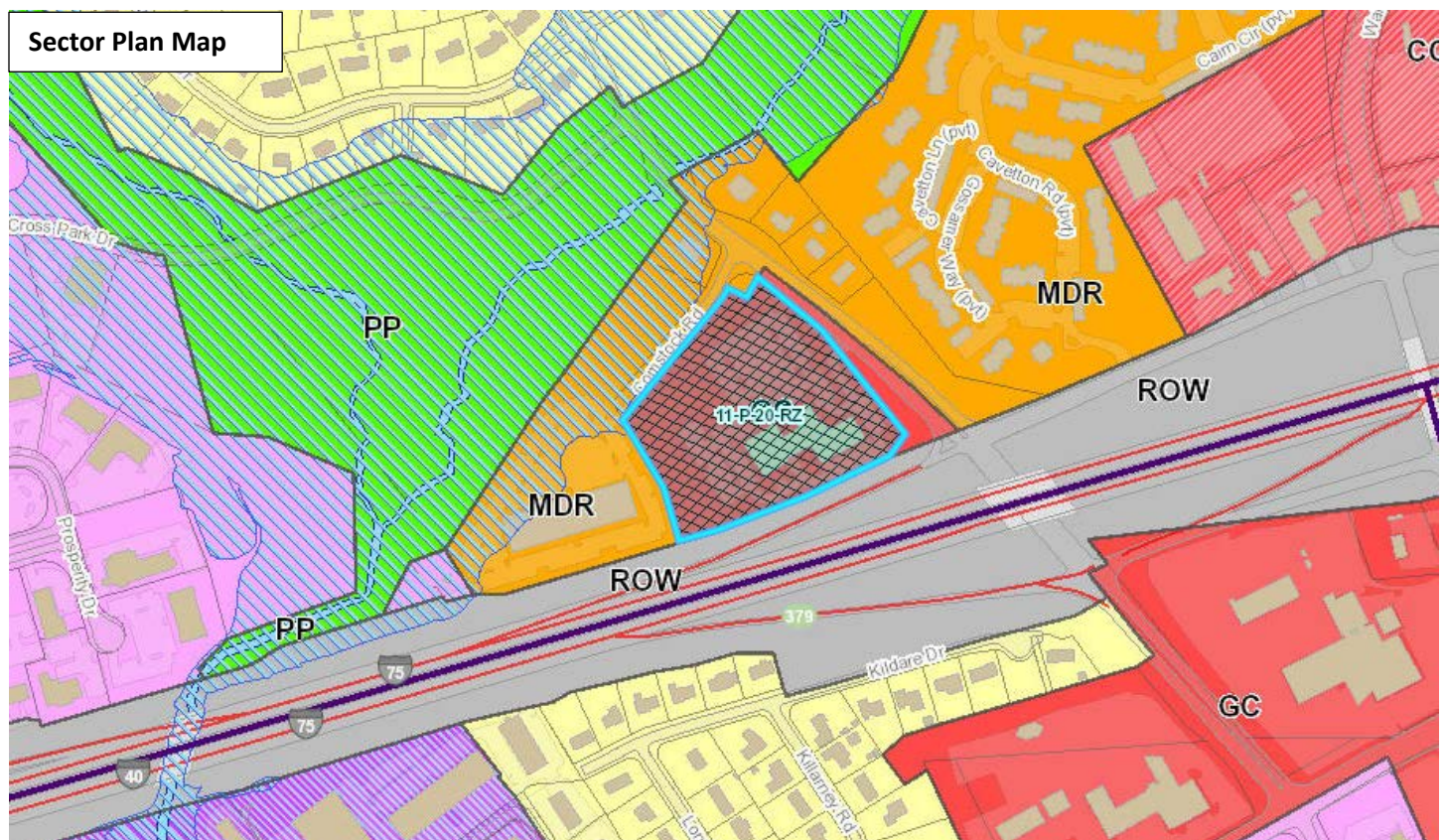
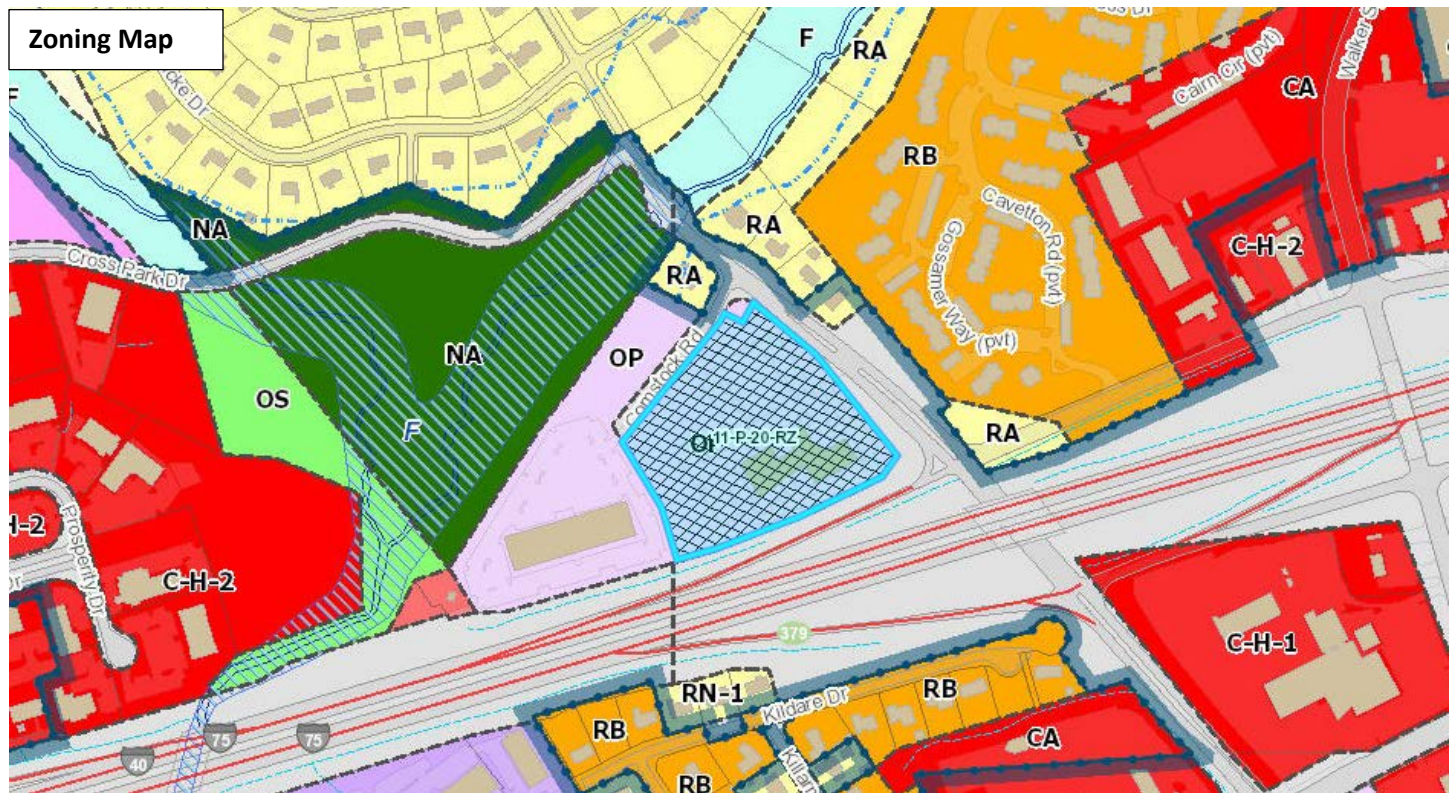
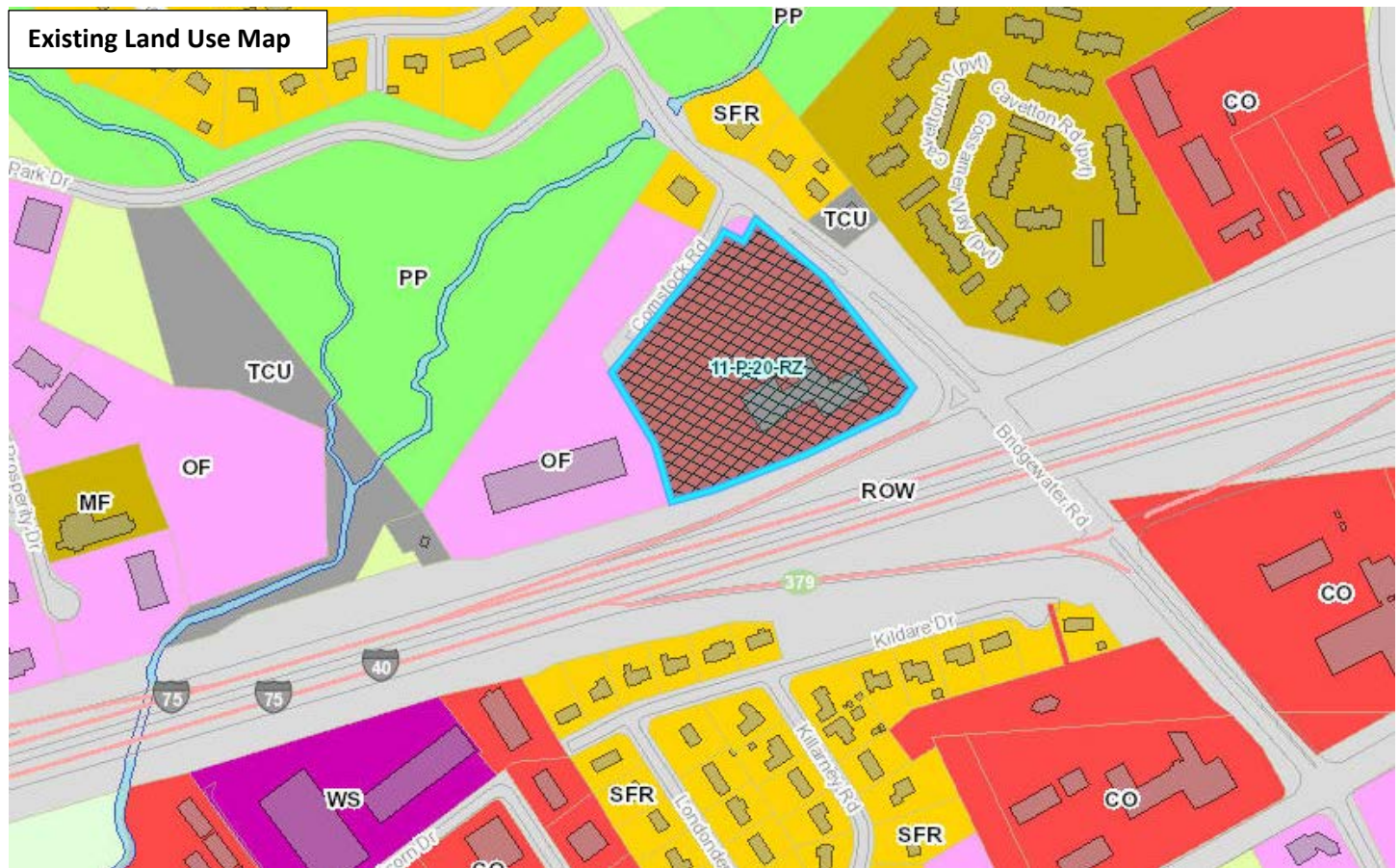


Exhibit A. 11-P-20-RZ Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Land Development Solutions

Applicant Name

Affiliation

9/28/20

11/12/20

File Number(s)

Date Filed

Meeting Date (if applicable)

11-P-20-RZ

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

E J Baksa, Jr

Land Development Solutions

Name

Company

310-K Simmons Rd

Knoxville

TN

37922

Address

City

State

ZIP

865-671-2281

rbaksa@ldstn.com

Phone

Email

CURRENT PROPERTY INFO

HARBWHITE PROPERTIES LLC

PO BOX 30359 KNOXVILLE, TN 3793

865-740-5500

Owner Name (if different)

Owner Address

Owner Phone

205 BRIDGEWATER RD

119LA01601

Property Address

Parcel ID

STAFF USE ONLY

The northwest quadrant of the intersection of I-40 and Bridewater Rd.

6.75 acres

General Location

Tract Size

Council District 2

OP (Office Park)

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Northwest County

GC (General Commercial)

Within City limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Event Center

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

- ☒ Zoning Change

C-H (Highway Commercial)

Proposed Zoning _____

- ☐ Plan Amendment Change

Proposed Plan Designation(s) _____

N/A

Several previous rezoning requests: 2-D-89-RZ, 2-H-93-RZ, 7-H-07-RZ, 7-F-12-RZ, and 7-J-13,RZ

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

- ☒ Other (specify) No fee, former Planned District

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

N/A

Total

\$0

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

E J Baksa Jr

Please Print

09/28/2020

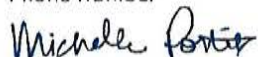
Date

865-671-2281

rbaksa@ldstn.com

Phone Number

Email

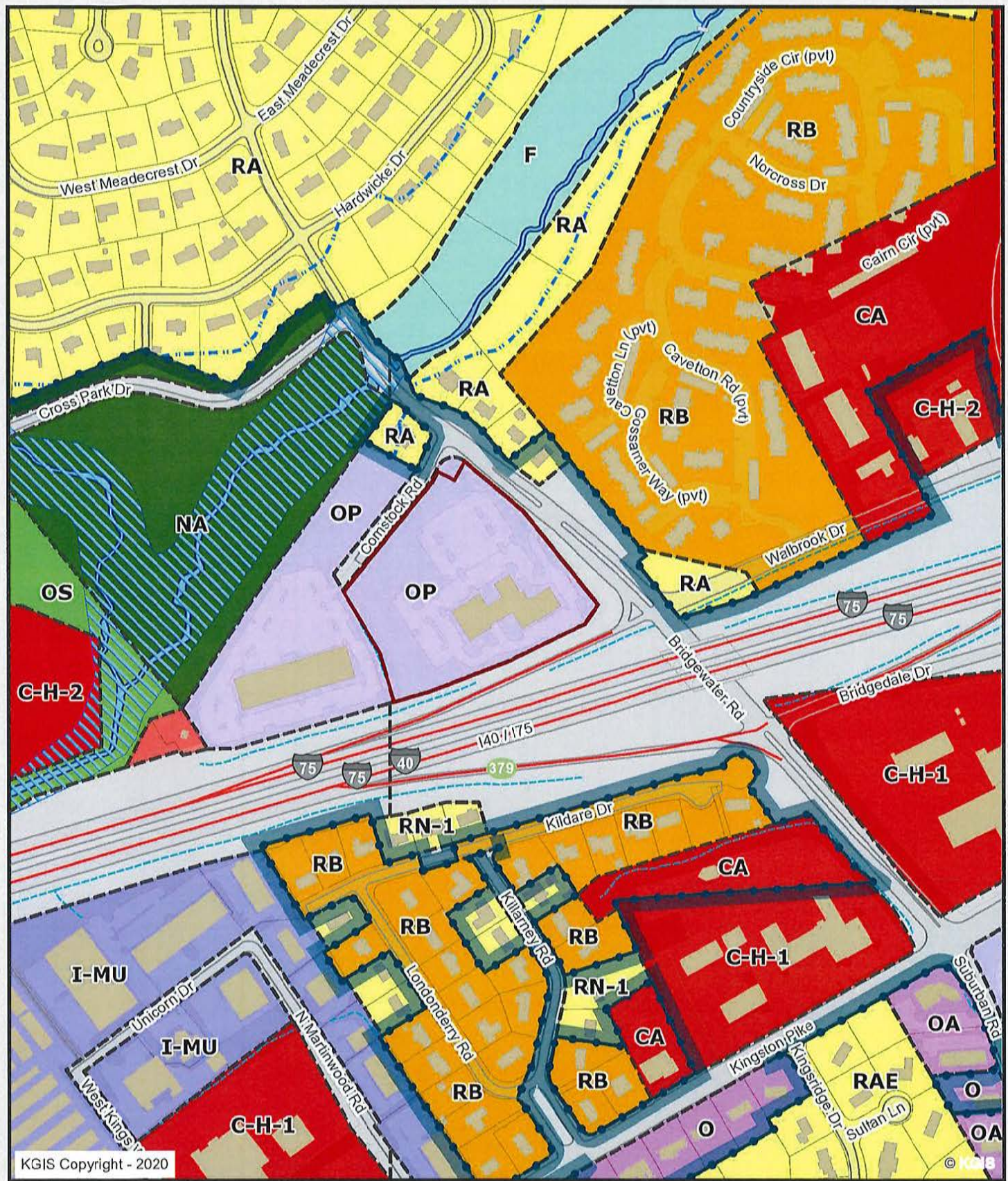

Staff Signature

Michelle Portier

Please Print

9/28/2020

Date



11-P-20-RZ Zoning Map

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/28/2020 at 4:22:01 PM

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