



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-S-20-RZ **AGENDA ITEM #:** 28
 10-H-20-SP **AGENDA DATE:** 10/8/2020

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS
 OWNER(S): LKM Properties

TAX ID NUMBER: 104 00105 [View map on KGIS](#)
 JURISDICTION: Commission District 6
 STREET ADDRESS: 10611 Hardin Valley Rd.

▶ **LOCATION:** North side of Hardin Valley Rd., west side of Cherahala Rd. at their intersection

▶ **TRACT INFORMATION:** 2.77 acres.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Cherahala Boulevard, a median separated minor collector with a pavement width of 38 feet within a right-of-way width of 50 feet.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services) / TO (Technology Overlay)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: Rezoning - 1-V-06-RZ: BP/TO to CA/TO

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Office - TP (Technology Park)
 South: Right of Way - GC (General Commercial)
 East: Commercial - GC (General Commercial)
 West: Agriculture/forestry/vacant - GC (General Commercial)

NEIGHBORHOOD CONTEXT: This area along Hardin Valley Road at Cherahala Boulevard is the entrance to the Pellissippi Corporate Center and adjacent to the Pellissippi Parkway corridor. Commercial uses have filled in the parcels fronting Hardin Valley Road, while office uses abut Cherahala Boulevard.

STAFF RECOMMENDATION:

▶ **Approve the O (Office) designation because it compatible with the surrounding development.**

▶ **Approve OB (Office, Medical and Related Services)/TO (Technology Overlay) zoning because it is compatible with the surrounding development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. No major changes have occurred in this area, however, the Hardin Valley community continues to be one of the fastest growing areas of Knox County.
2. This plan amendment to O (Office) better reflects the transision into the office environment of the Pellissippi Corporate Center.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area,

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area, however this plan amendment to O (Office) is appropriate for this location adjacent to the TP (Technology Park) land use classification of the Pellissippi Corporate Center.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area is within the Planned Growth Area of the Growth Policy Plan.
2. The population continues to grow and additional opportunities for office development are warranted to provide for employment opportunities for the community.

State law regarding amendments of the general plan (which includes 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:

- 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.
- 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.

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 population in the Northwest County sector continues to grow and additional office zoning to support employments for the growing popouation are warranted.

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.
2. 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).

2. The existing infrastructure in this area includes roads and utilities to support the commercial and office zoning adjacent to the Pellissippi Parkway Corridor.

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 adjacent zone districts are primarily commercial along the Hardin Valley Road frontage and BP (Business Park) for the Pellissippi Corporate Center area.
2. The TO (Technology Overlay) zone requires additional review by the Tennessee Technology Corridor Development Authority to meet the design guidelines of the corridor.

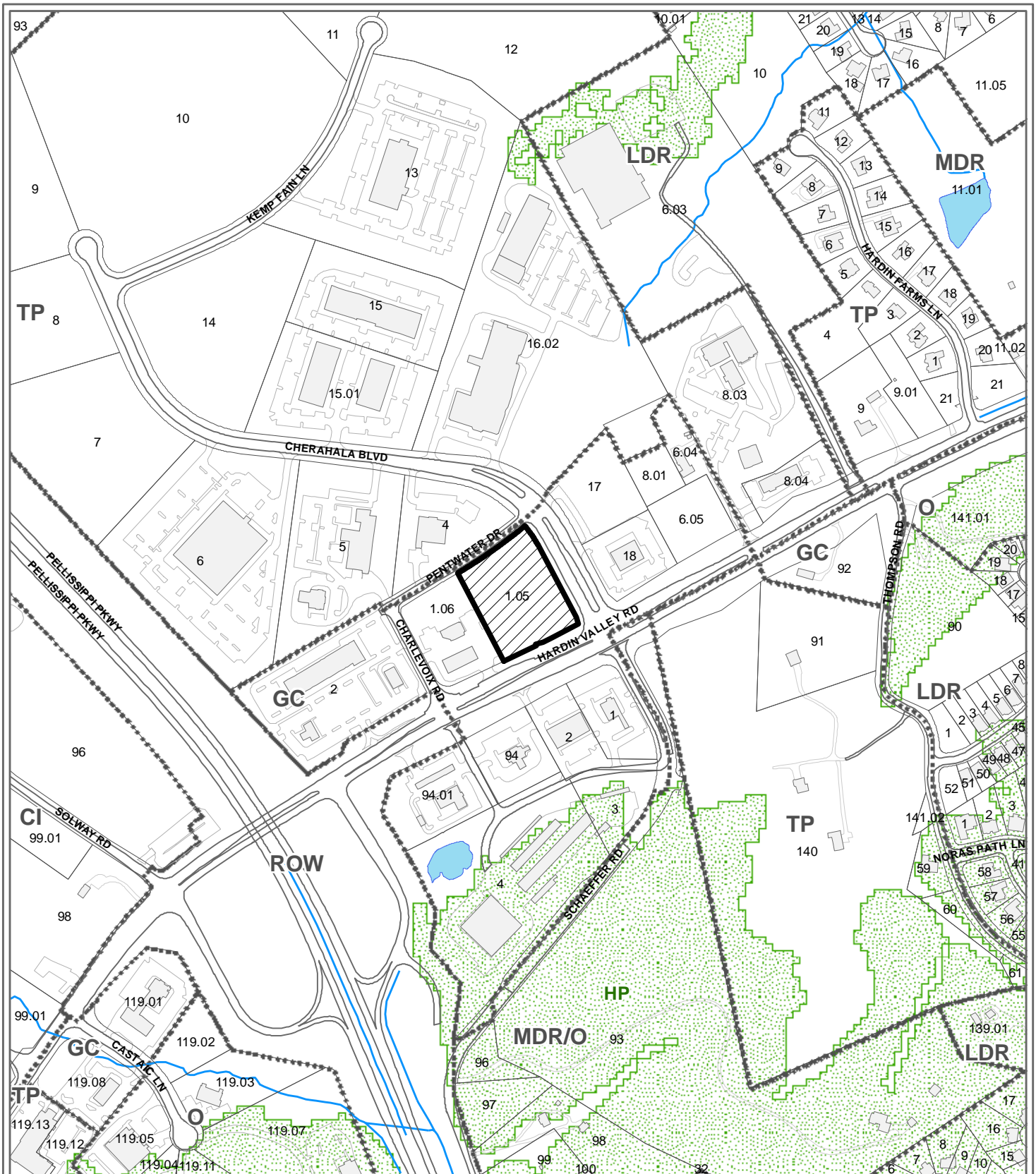
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the sector plan as amended.
2. The proposed amendment does not appear to be in conflict with any other 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 11/16/2020. 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.



**10-H-20-SP / 10-S-20-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: GC (General Commercial)
To: O (Office)



Petitioner: Land Development Solutions

Map No: 104

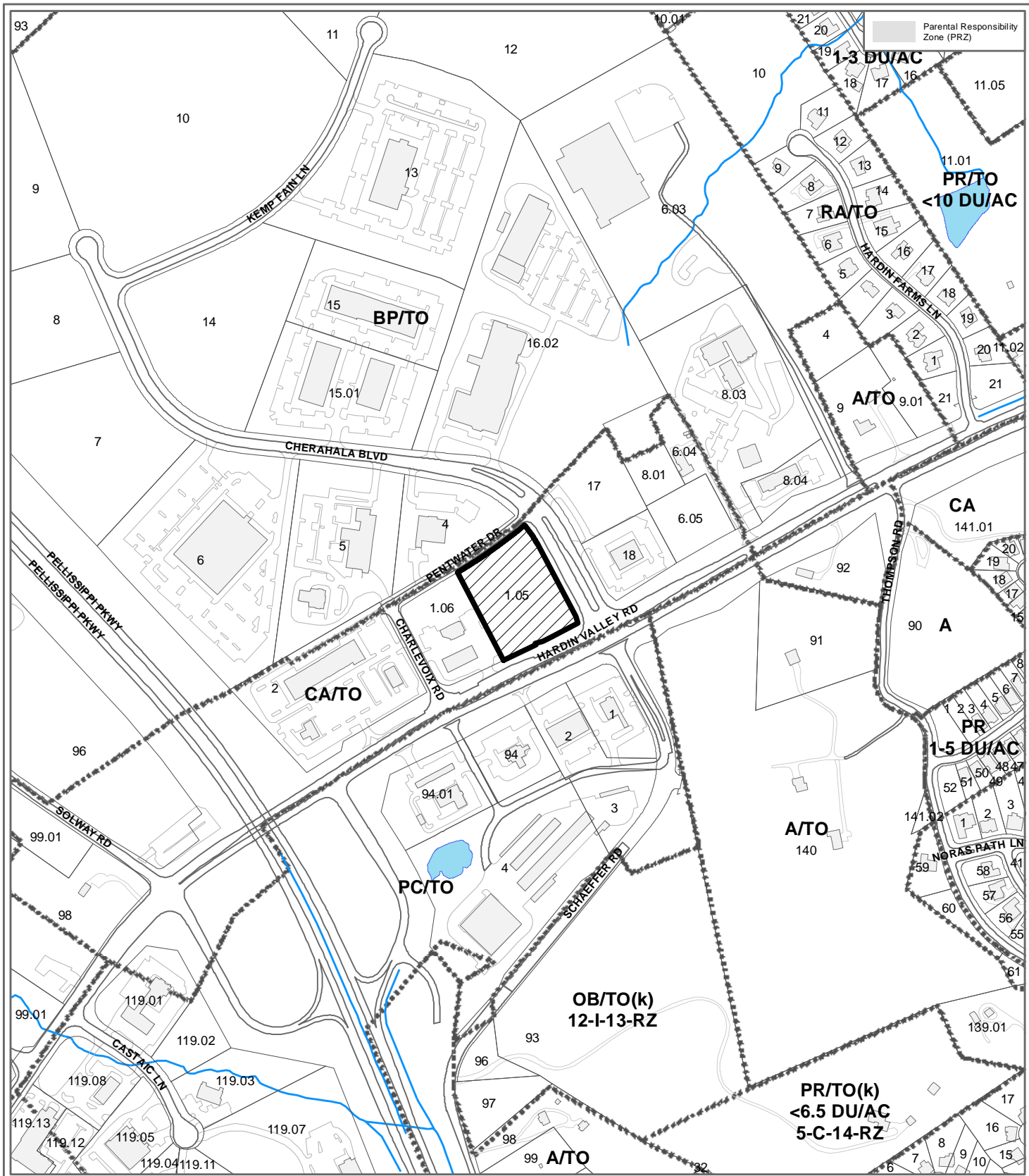
Jurisdiction: County



Original Print Date: 9/1/2020

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**10-S-20-RZ
REZONING**

From: CA (General Business) / TO (Technology Overlay)

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



Petitioner: Land Development Solutions

Map No: 104

Jurisdiction: County



Original Print Date: 9/1/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Land Development Solutions, LLC has submitted an application to amend the Sector Plan from General Commercial to Office, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on October 8, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #10-H-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 10-S-20-RZ & 10-H-20-SP Contextual Images

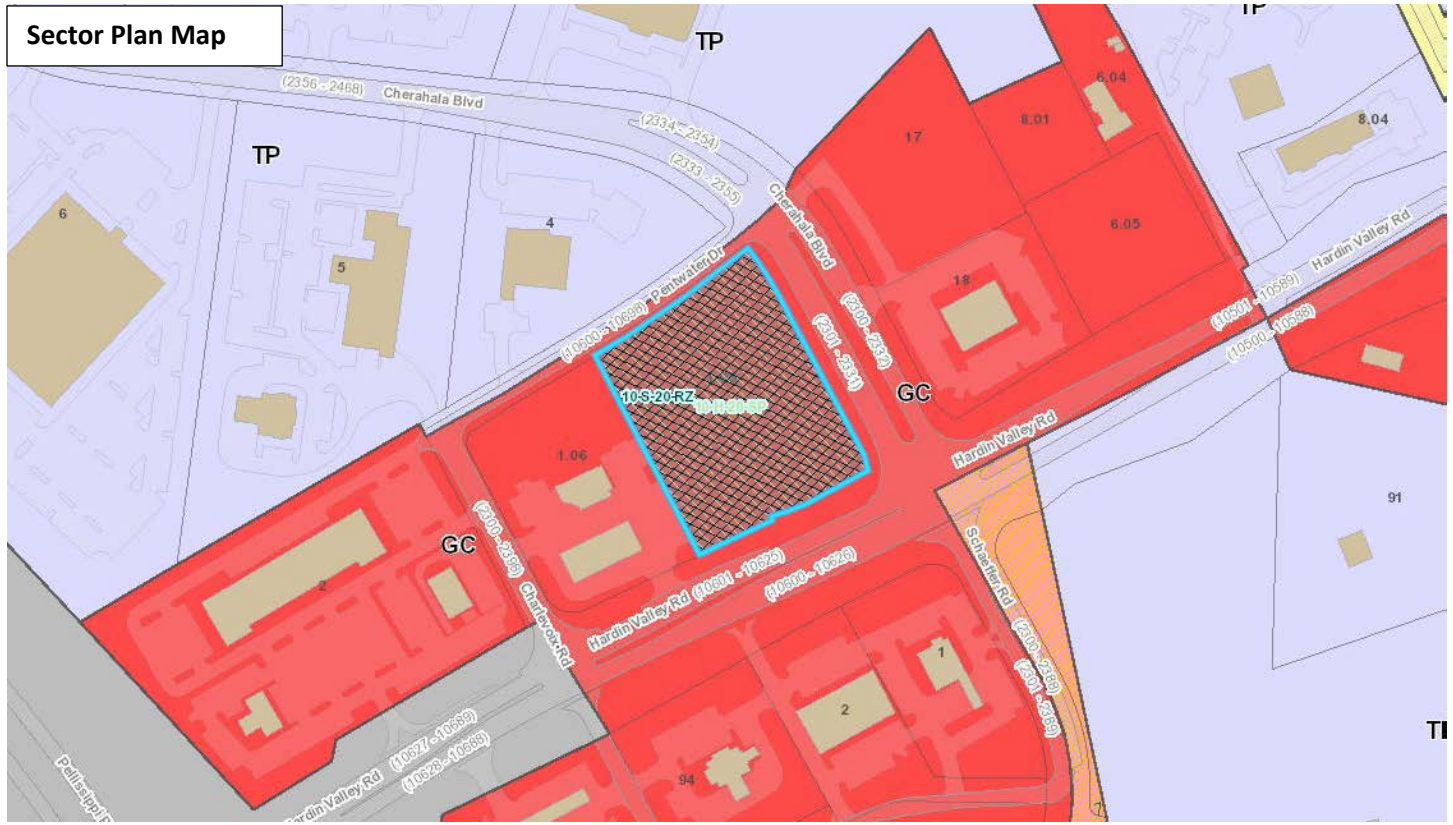


Exhibit B. 10-S-20-RZ & 10-H-20-SP Contextual Images

Existing Land Use Map



Aerial Map





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Land Development Solutions

Applicant Name	Affiliation	
8/31/20	October 8, 2020	10-S-20-RZ / 10-H-20-SP
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

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

LKM Properties L P	PO Box 650 - Powell, TN 37849	865-938-2042
Owner Name (if different)	Owner Address	Owner Phone
10611 Hardin Valley Road	104 00105	
Property Address	Parcel ID	
N/S	W/S	
Intersection of Hardin Valley Rd & Cherahala Blvd		2.77 acres
General Location	Tract Size	
Knox County 6th	CA/TO	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
Northwest County	GC	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	West Knox Utility
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

REQUEST

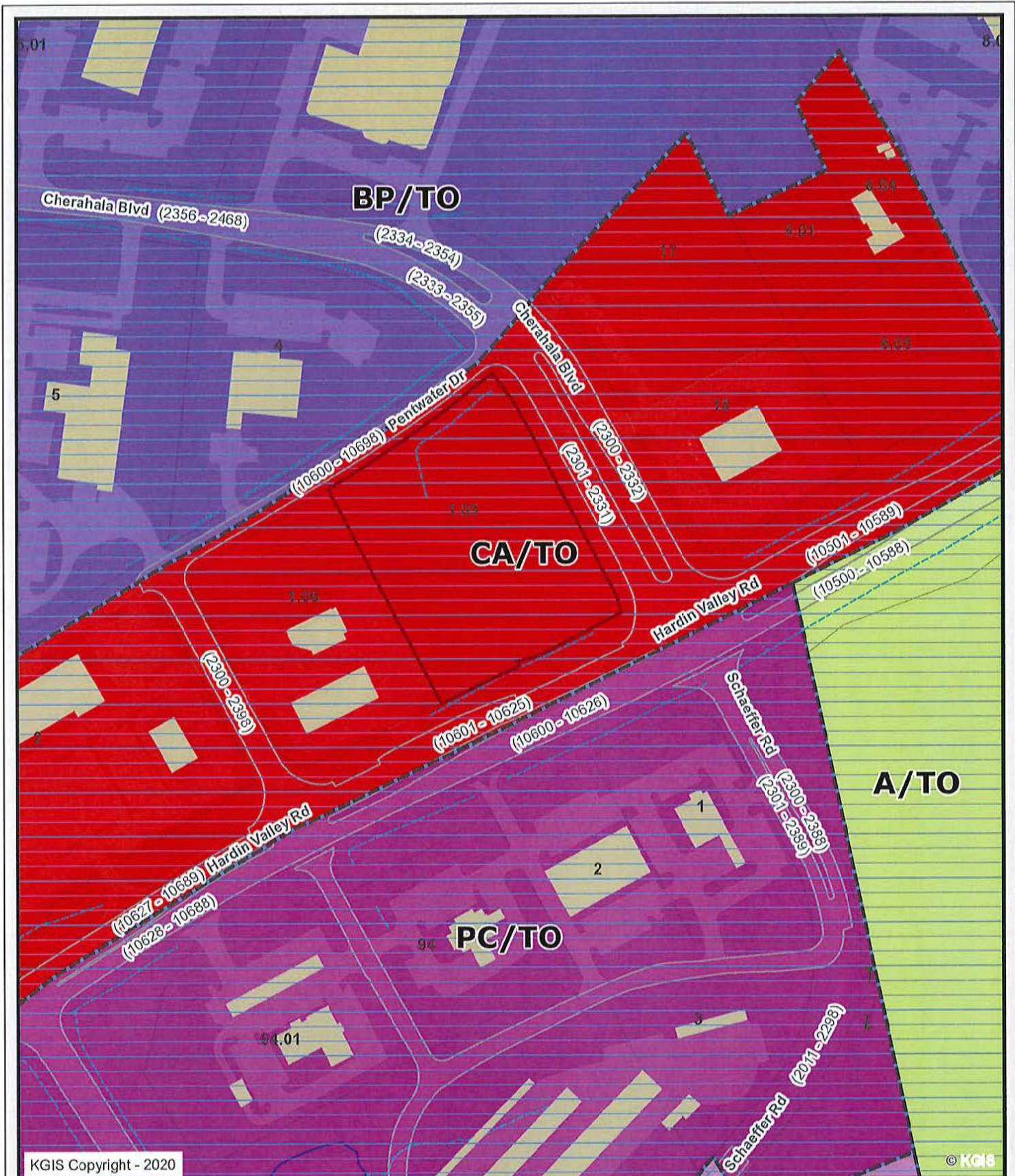
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<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 _____
ZONING	<input checked="" type="checkbox"/> Zoning Change: OB/TO Proposed Zoning _____ <input checked="" type="checkbox"/> Plan Amendment Change: Office Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	(double fee)	TOTAL:
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0326	2000.00	
	ADDITIONAL REQUIREMENTS	<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 2:	(double fee)	
			0526	1200.00	
			FEE 3:		\$3200.00

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	8/24/20 Date
865-671-2281 Phone Number	rbaksa@ldstn.com Email	
 Staff Signature	sherry Michienzi Please Print	8/31/2020 Date



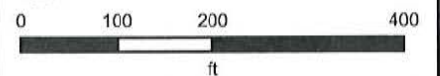
10611 Hardin Valley Rd.

Rezoning

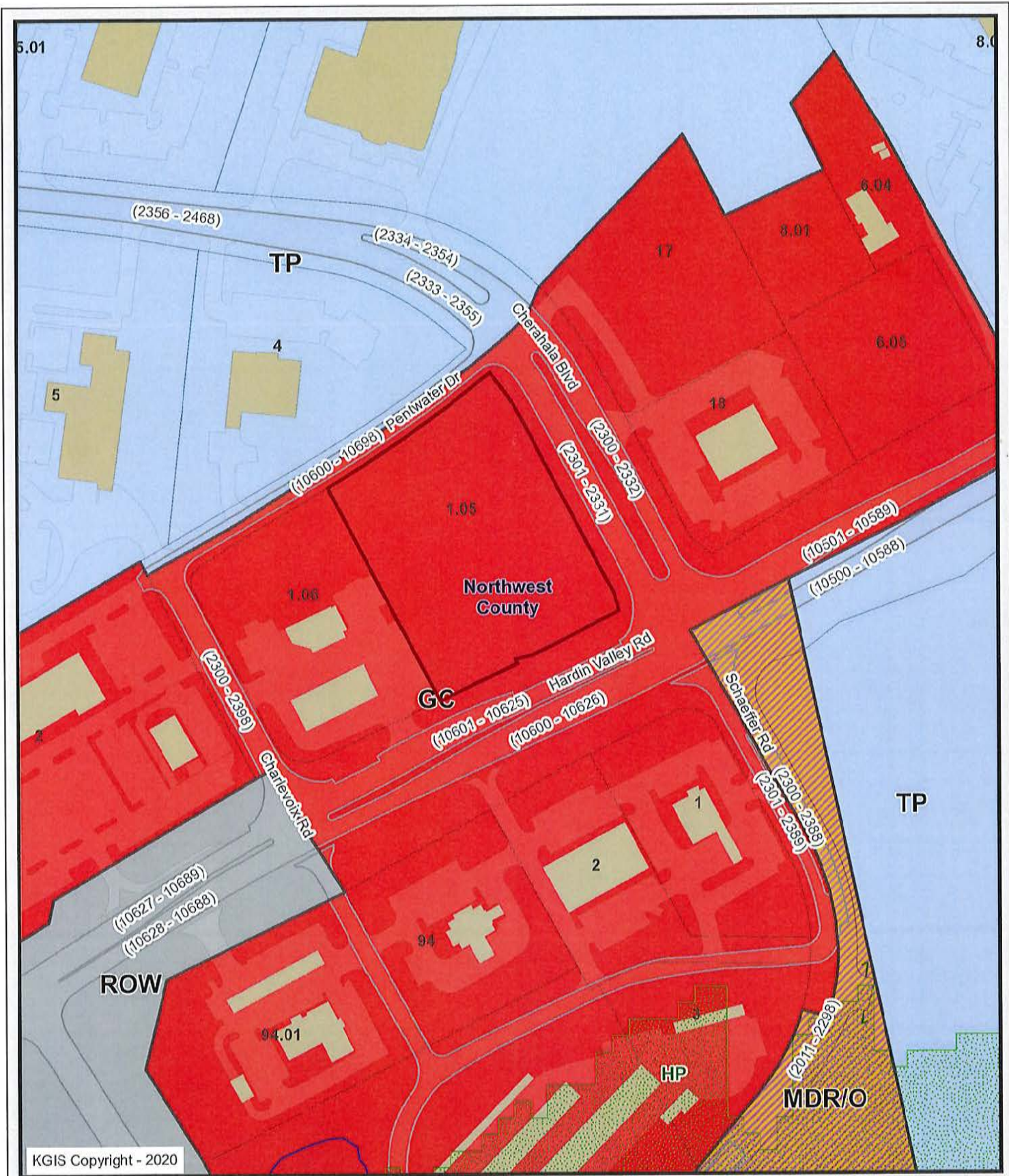
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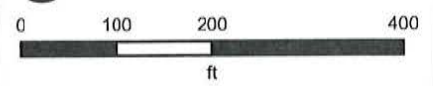
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10611 Hardin Valley Rd.
Sector Plan Amendment

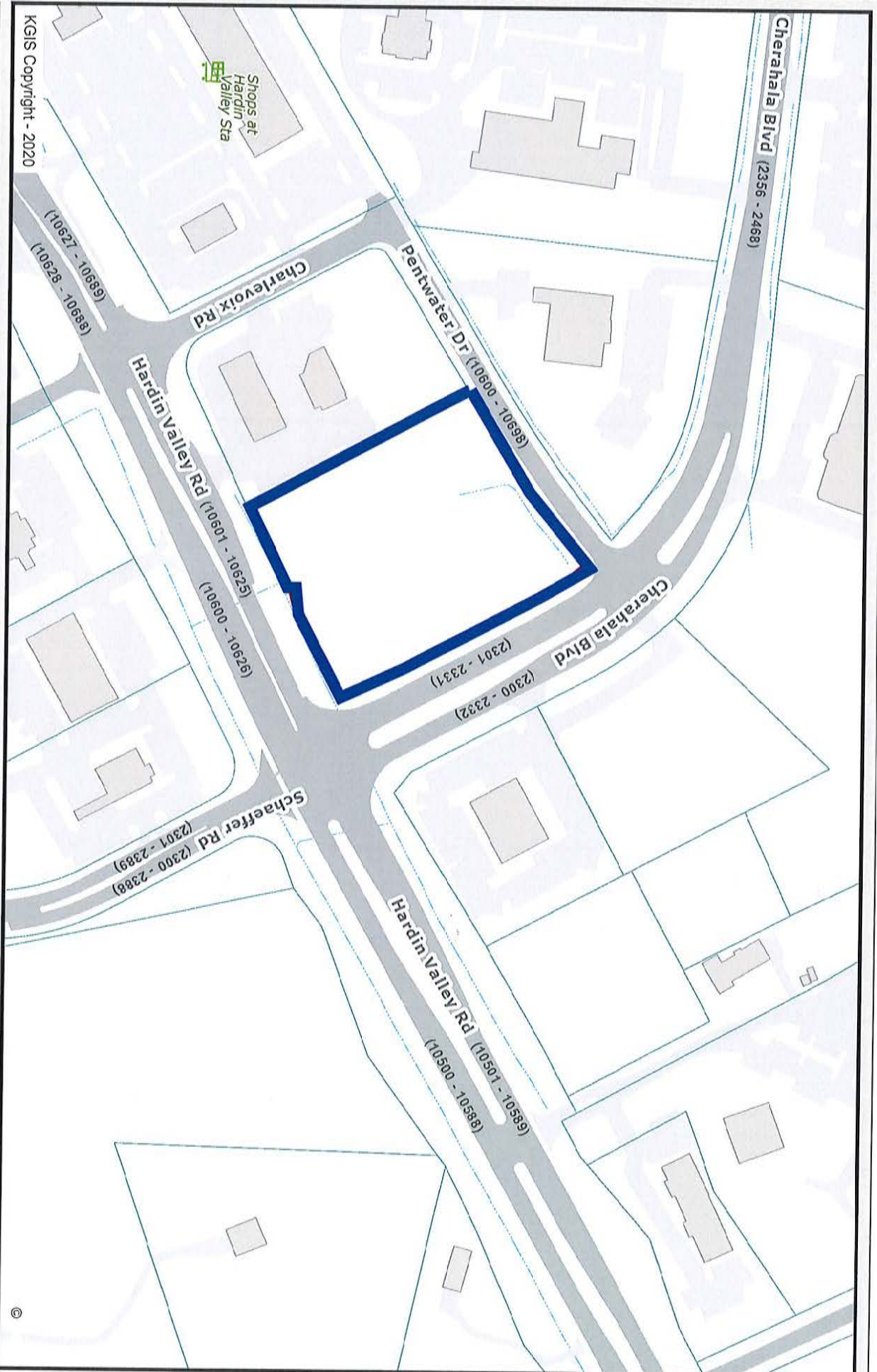
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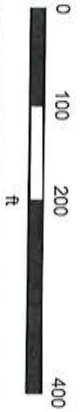
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Letter Landscape

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