



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 9-F-20-RZ **AGENDA ITEM #:** 13
 9-B-20-SP **AGENDA DATE:** 9/10/2020

▶ **APPLICANT:** HALLS CENTRE, LLC
OWNER(S): Halls Centre, LLC

TAX ID NUMBER: 38 13502 [View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 7320 -7326 Maynardville Pk.

▶ **LOCATION:** Former Bi-Lo Shopping Center

▶ **TRACT INFORMATION:** 6.94 acres. 7326 Maynardville Pike

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a TDOT owned, major arterial, median separated roadway with a pavement width of 129 feet with a right-of-way width of 253 feet and access is via E. Emory Road, a major arterial with a pavement width of 80 feet within a right-of way width of 100'.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / SP (Stream Protection) / CA (General Business)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / SP (Stream Protection) / OA (Office Park)

▶ **EXISTING LAND USE:** Commercial

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

HISTORY OF ZONING REQUESTS: 7-G-91-RZ: A to CA

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Office - GC (General Commercial)
 South: Public park, office - PP (Public Park), SP (Stream Protection)
 East: Public park - CI (Civic Institutional), PP (Public Park), SP (Stream Protection)
 West: Public quasi-public - GC (General Commercial)

NEIGHBORHOOD CONTEXT: This commercial node is a mix of commercial and office uses, as well as public park spaces, a greenway, library and Halls schools.

STAFF RECOMMENDATION:

- ▶ **Adopt resolution # 9-B-20-SP amending the North County sector plan to O (Office) / SP (Stream Protection) since it is compatible with surrounding development per attached resolution, Exhibit A.**

- ▶ **Approve OA (Office Park) at this location because it is consistent with the surrounding commercial development and office uses.**

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. A change to office on the sector plan is warranted for this location to support redevelopment and reuse of vacant commercial properties in this area.

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.

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

1. Adaptive reuse of commercial properties continues to be a trend to help redevelop chronically, vacant commercial properties. Permitting office uses at this location may offer additional opportunities for successful redevelopment and reuse of this site.
2. This area is within the Planned Growth Area of the Growth Policy Plan.

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. This commercial property has been vacant for several years, permitting office uses at this location will support opportunities for redevelopment and reuse of this site.

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

1. The OA (Office Park) zone is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. To create a zone which is compatible with surrounding residential areas and serves as a transitional area from residential to other less compatible land uses.
2. Rezonings should be based on the entire range of uses permitted in the zone district.

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 OA zone permits office uses similar in character to those in the area and are lesser intense uses than

some of the uses permitted by the surrounding commercial zoning.

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:

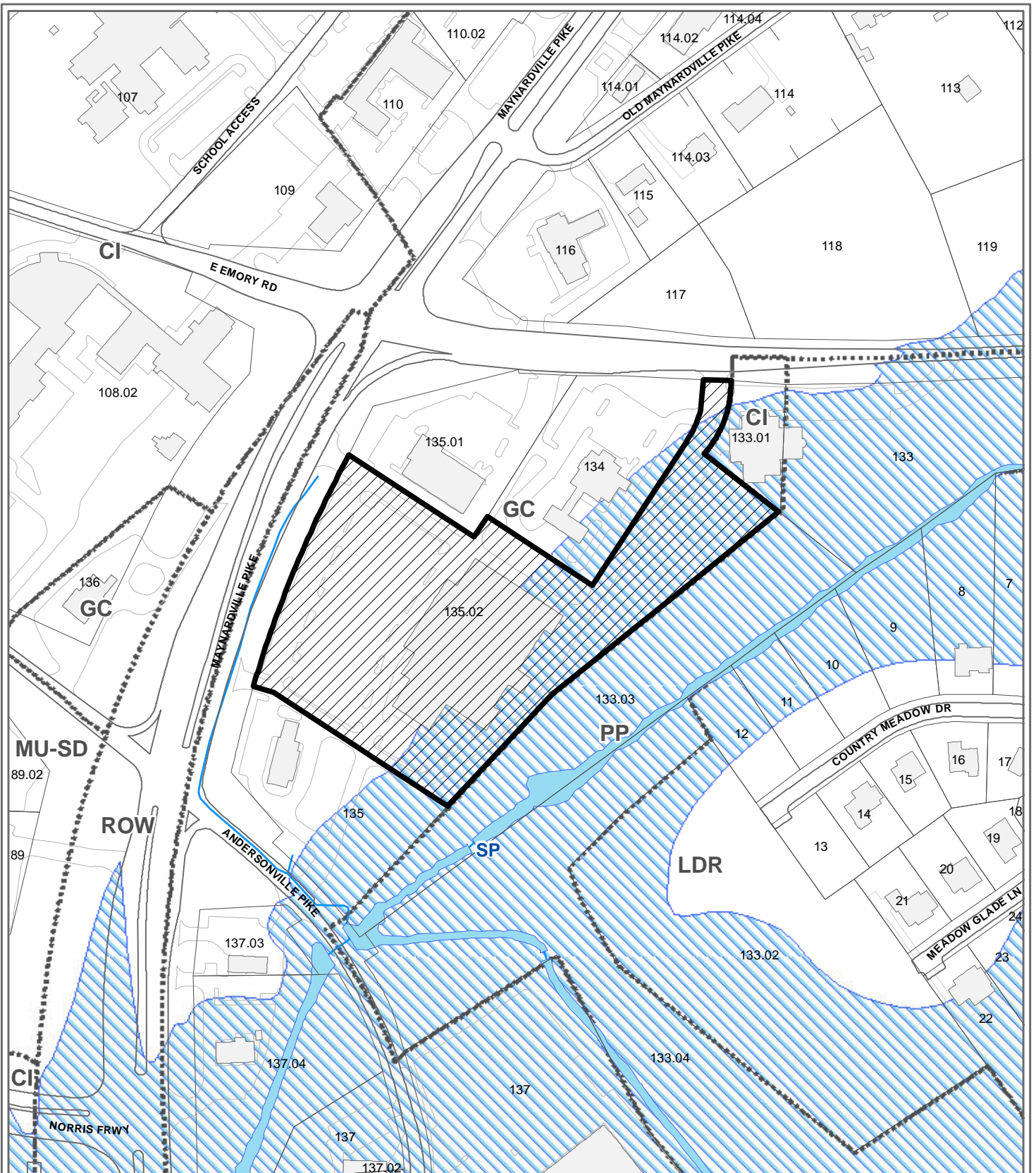
1. OA zoning is consistent with the recommended O (Office) plan amendment for the North County Sector Plan.
2. This request is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 1908 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/26/2020. 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.



**9-B-20-SP / 9-F-20-RZ
NORTH COUNTY SECTOR PLAN AMENDMENT**

From: GC (General Commercial) / SP (Stream Protection)
To: O (Office) / SP (Stream Protection)



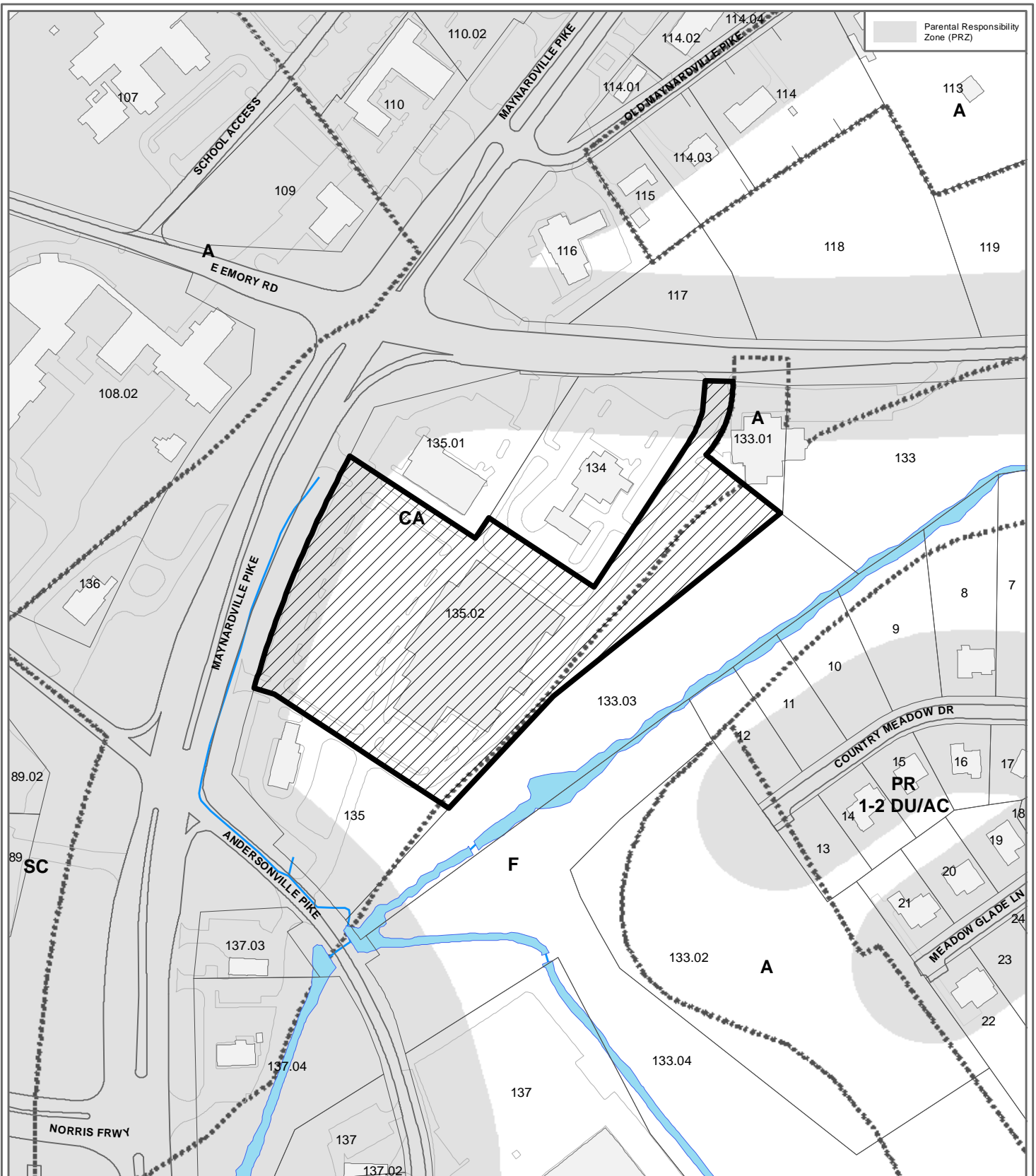
Petitioner: Halls Centre, LLC

Map No: 38

Jurisdiction: County



Original Print Date: 8/13/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**9-F-20-RZ
REZONING**

From: CA (General Business)
To: OA (Office Park)



Petitioner: Halls Centre, LLC, Joshua Bishop

Map No: 38

Jurisdiction: County



Original Print Date: 8/14/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH 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 North 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, Halls Centre, 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 North 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 September 10, 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 North County Sector Plan, with its accompanying staff report and map, file #9-B-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. 9-B-20-SP & 9-F-20-RZ Contextual Images

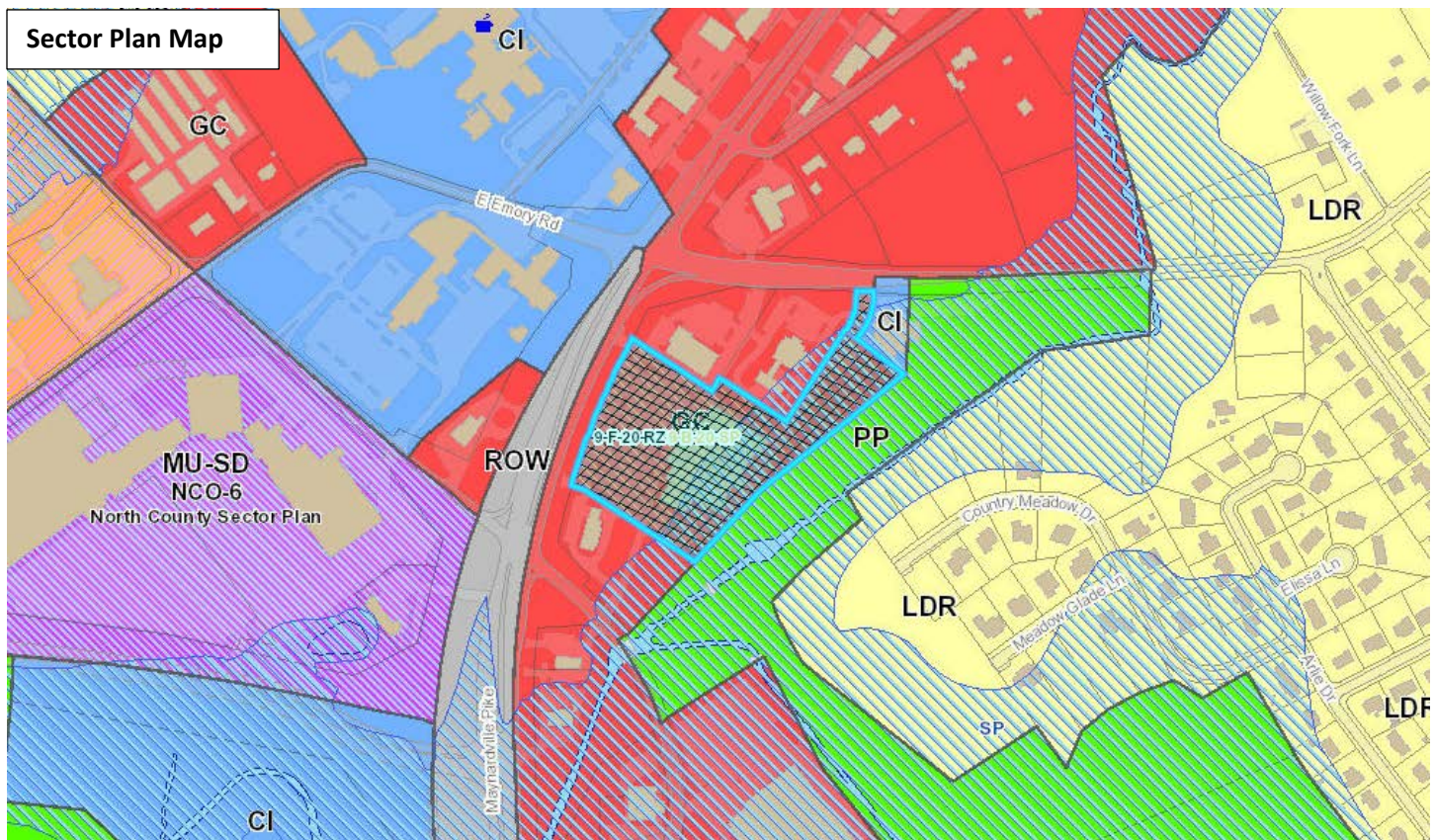
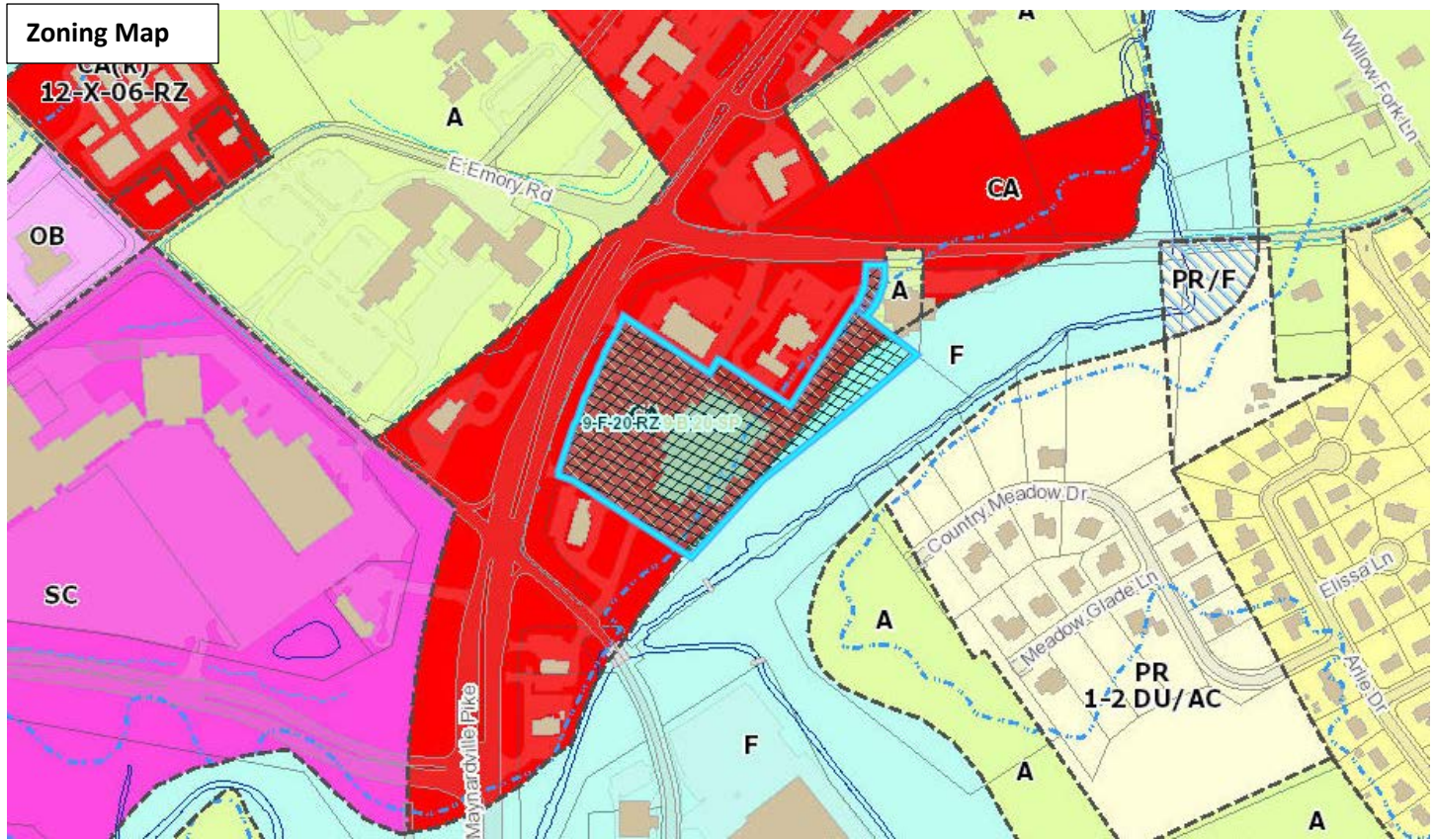
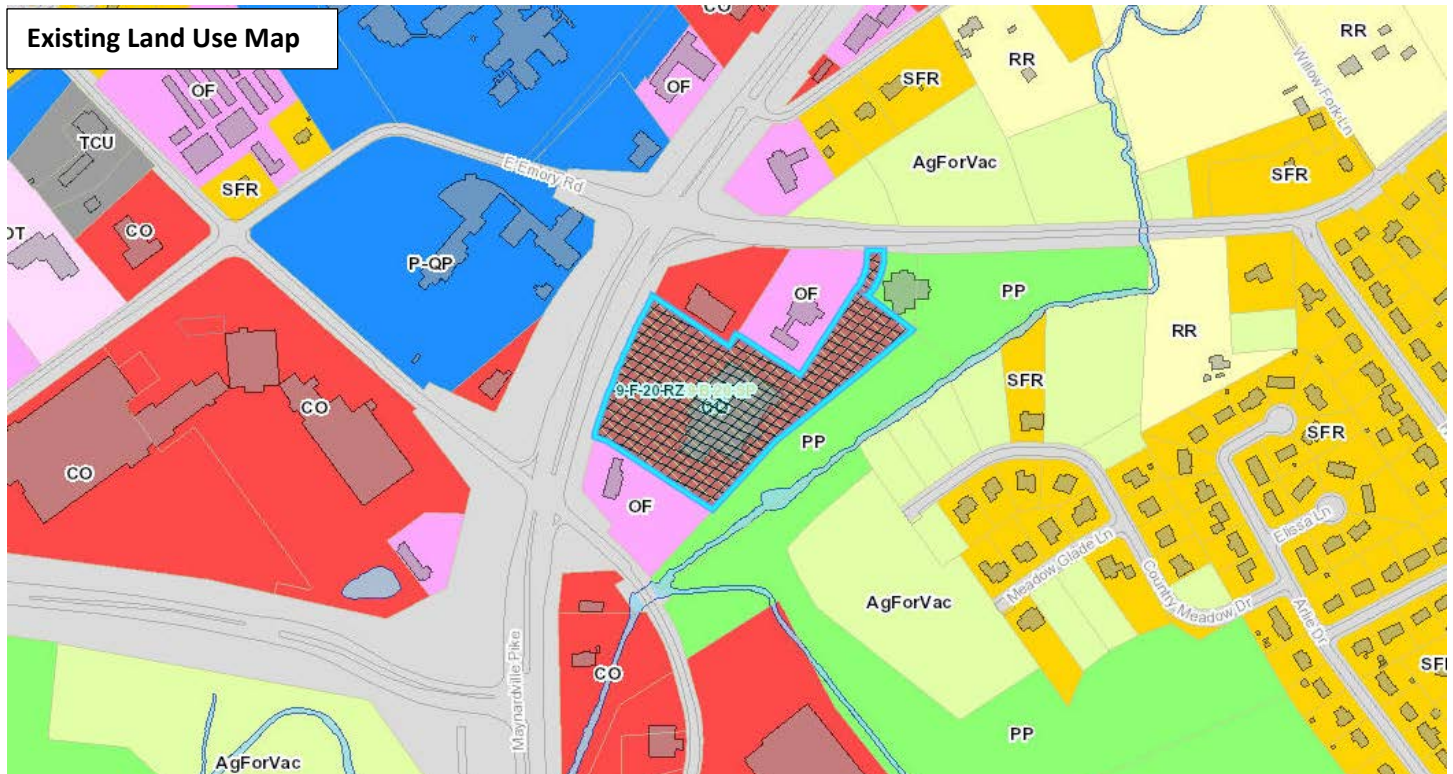


Exhibit B. 9-B-20-SP & 9-F-20-RZ Contextual Images



RECEIVED

By Elizabeth Albertson at 4:30 pm, Jul 27, 2020



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Halls Centre LLC		Owner
Applicant Name		Affiliation
July 27, 2020	September 10, 2020	9-F-20-RZ / 9-B-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

Joshua Bishop	Halls Centre LLC		
Name	Company		
4820 Old Kingston Pike	Knoxville	TN	37919
Address	City	State	Zip
865-588-4091	joshua@howardhowardlaw.com		
Phone	Email		

CURRENT PROPERTY INFO

Halls Centre LLC	4820 Old Kingston Pike	865-588-4091
Owner Name (if different)	Owner Address	Owner Phone
7320-7326 Maynardville Pike Knoxville, TN 37938	038 13502	
Property Address	Parcel ID	
Former Bi-Lo Shopping Center	6.94 acres	
General Location	Tract Size	
Knox County Commission District 7	CA	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
North County	GC	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Shopping Center	No	Hallsdale Powell
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

RECEIVED


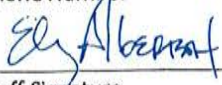
By Elizabeth Albertson at 4:31 pm, Jul 27, 2020

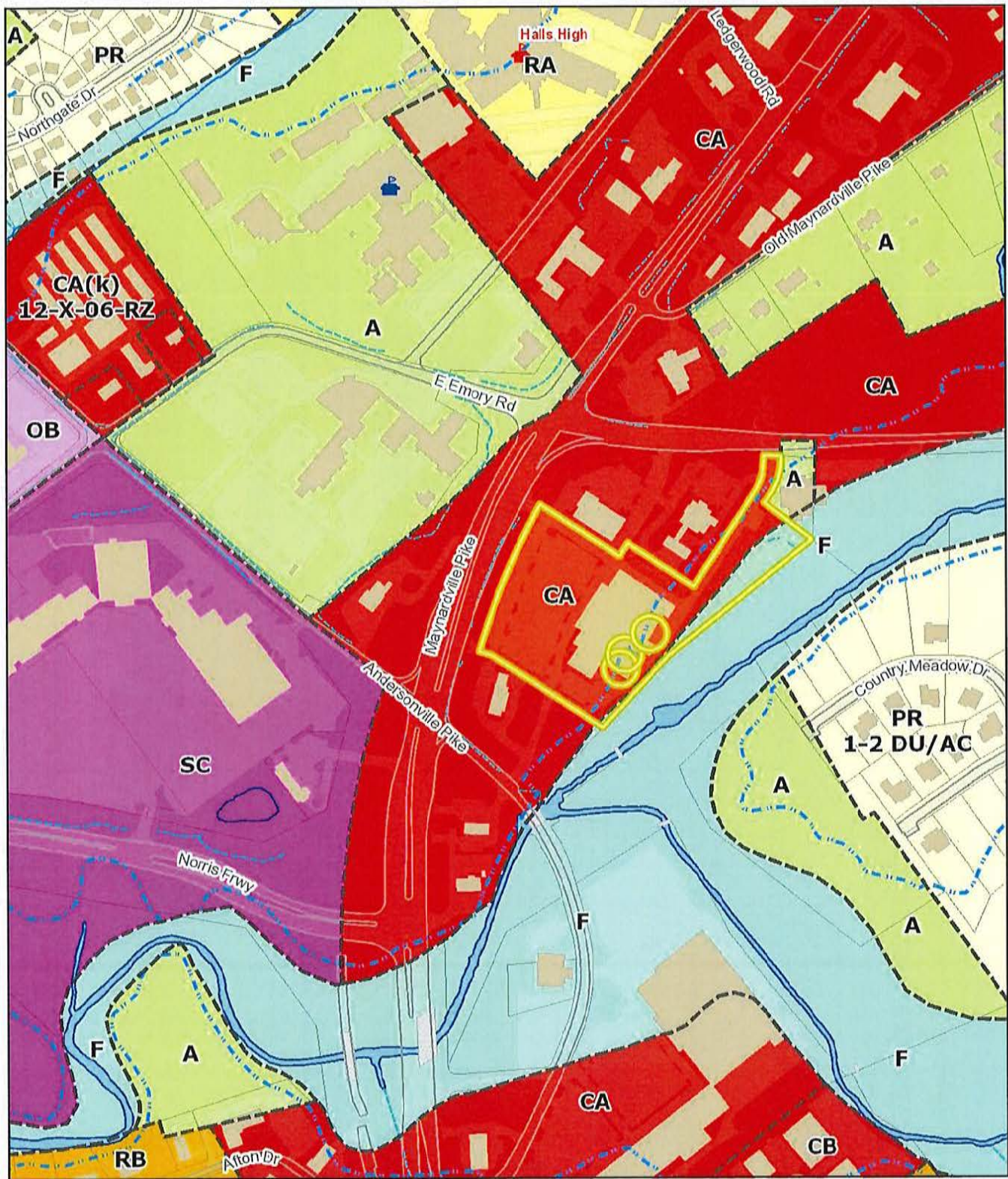
REQUEST

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): _____
SUBDIVISION	<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): _____
ZONING	<input type="checkbox"/> Attachments / Additional Requirements
	<input checked="" type="checkbox"/> Zoning Change: <u>OA</u> Proposed Zoning _____
	<input checked="" type="checkbox"/> Plan Amendment Change: MDRX <u>O (Office)</u> Proposed Plan Designation(s) _____
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

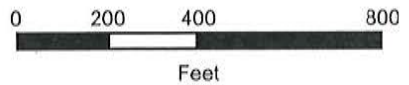
STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	0327 \$1,694.00	\$2,494.00
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0527 \$800.00	
ADDITIONAL REQUIREMENTS	FEE 3:		
<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			

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

	Joshua B. Bishop	July 27, 2020
Applicant Signature	Please Print	Date
865-588-4091	joshua@howardhowardlaw.com	
Phone Number	Email	
	Elizabeth Albertson	7/7/2020
Staff Signature	Please Print	Date



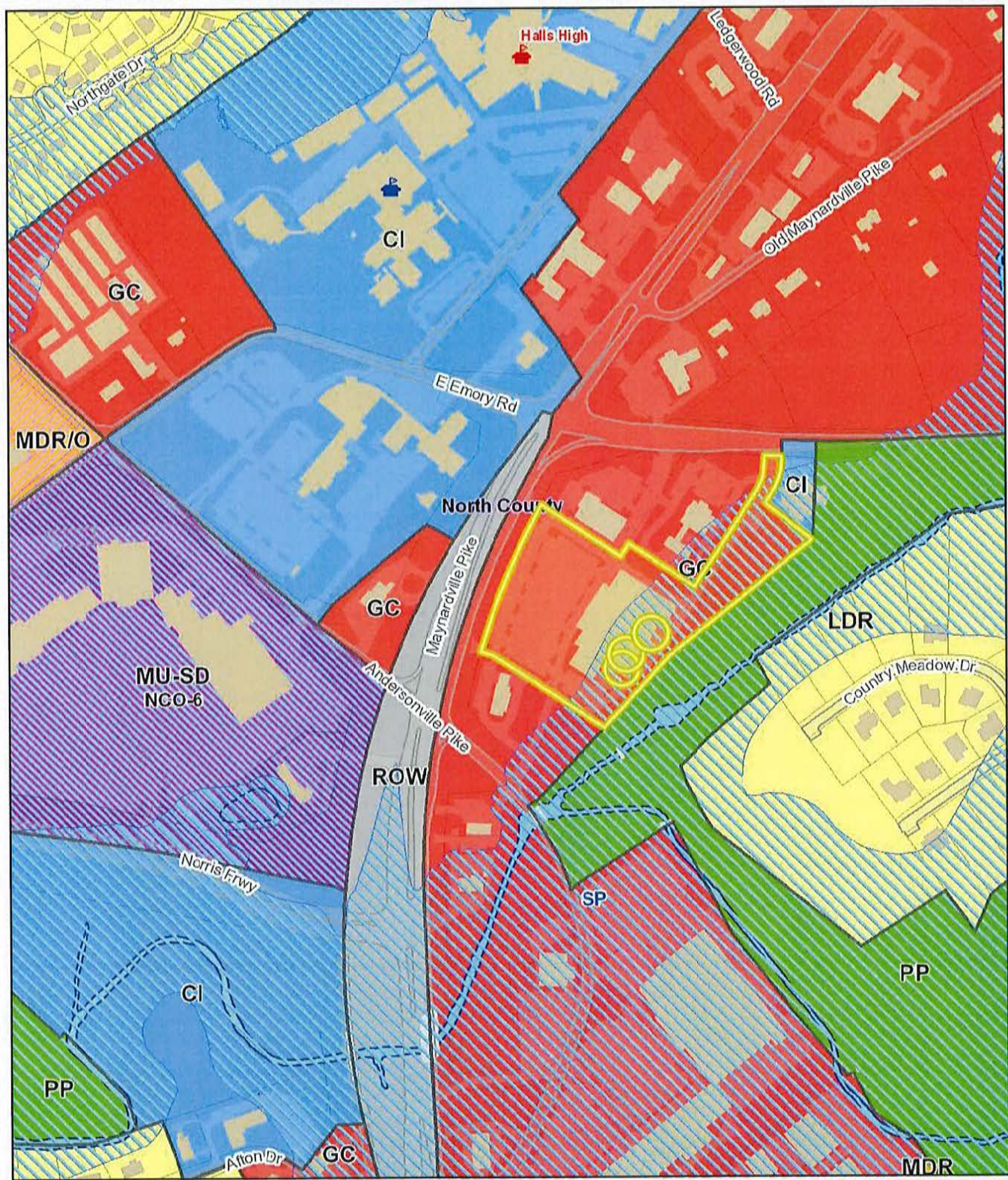
9-E-20-RZ & 9-A-20-SP
Zoning Map



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9-E-20-RZ & 9-A-20-SP

Sector Plan Map



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