

REZONING REPORT

▶ **FILE #:** 9-G-20-RZ

AGENDA ITEM #: 14

AGENDA DATE: 9/10/2020

▶ **APPLICANT:** TAYLOR FORRESTER O/B/O CONCORD WP COL LLC

OWNER(S): TJ Gallaher View Partnership

TAX ID NUMBER: 120 H B 022

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 N. Gallaher View Rd.

▶ **LOCATION:** Southeast side of N. Gallaher View Rd., north of E. Walker Springs Ln.

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via N Gallaher View Road, a minor arterial with pavement width of 79 feet within a right-of-way width of 100 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** O (Office)

▶ **ZONING REQUESTED:** OP (Office Park)

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

▶

EXTENSION OF ZONE: No - but adjacent to O (Office) zoning

HISTORY OF ZONING: 5-J-99-RZ: A-1 and R-1A to O-1

SURROUNDING LAND USE AND ZONING: North: Multifamily - RN-6 (Multi-Family Residential Neighborhood)

South: Office - O (Office)

East: Office - O (Office)

West: Office - C-R-2 (Regional Commercial)

NEIGHBORHOOD CONTEXT: This area is a commercial, office and multi-family node adjacent to the Gallaher View Road / Interstate 40 interchange.

STAFF RECOMMENDATION:

▶ **Approve OP (Office Park) at this location because it is consistent with the surrounding development and consistent with the Northwest City Sector Plan and One Year Plan O (Office) land use designation for this property.**

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. This is one of the last remaining vacant parcels designated for office uses at this interstate interchange node.
2. It is adjacent to multi-family and big box commercial development.

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

1. The OP (Office Park) zone is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.
2. Rezoning 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 OP zone permits office uses similar in character to those in the area.
2. During future development plan reviews for this site access may be required through the adjacent office zoned property and an access easement may also be necessary in future reviews.

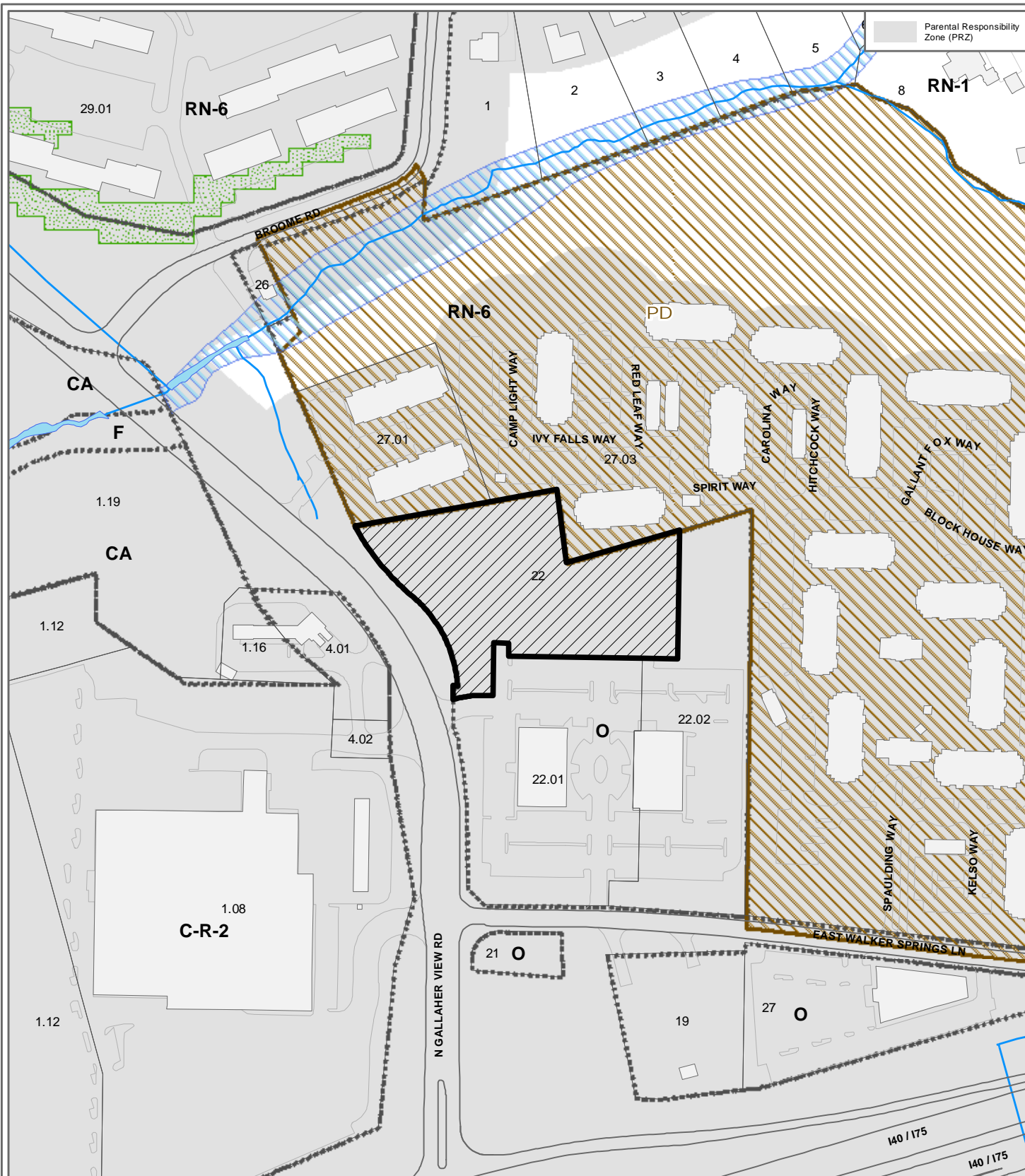
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. OP zoning is consistent with the O (Office) proposed land use designation for the Northwest City Sector Plan and the One Year Plan.
2. This request is consistent with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/6/2020 and 10/20/2020. 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.



**9-G-20-RZ
REZONING**

From: O (Office)

To: OP (Office Park)



Petitioner: Forrester obo Concord WP COL
LLC, Taylor

Map No: 120

Jurisdiction: City

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



Exhibit A. 9-G-20-RZ Contextual Images

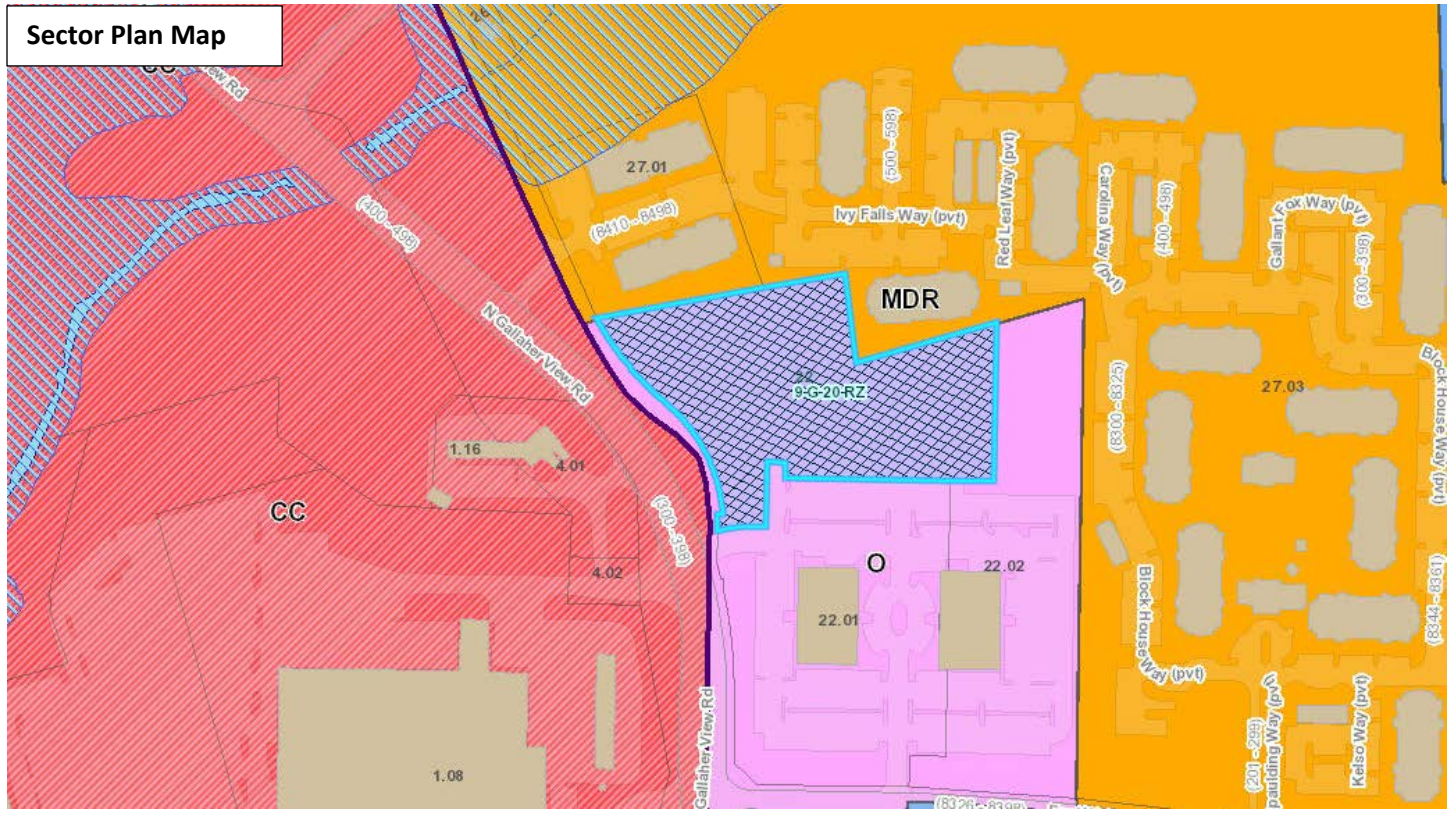
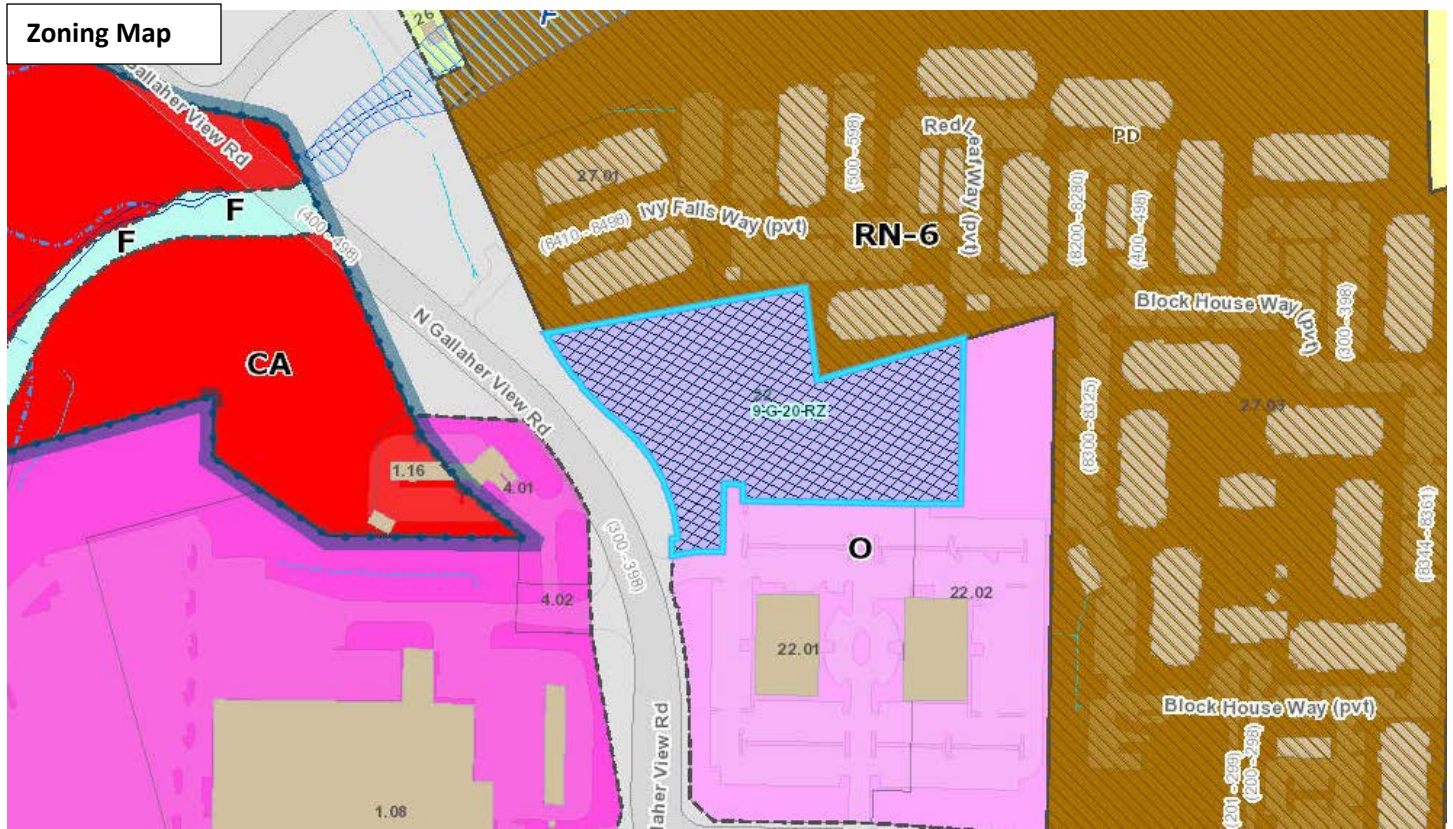
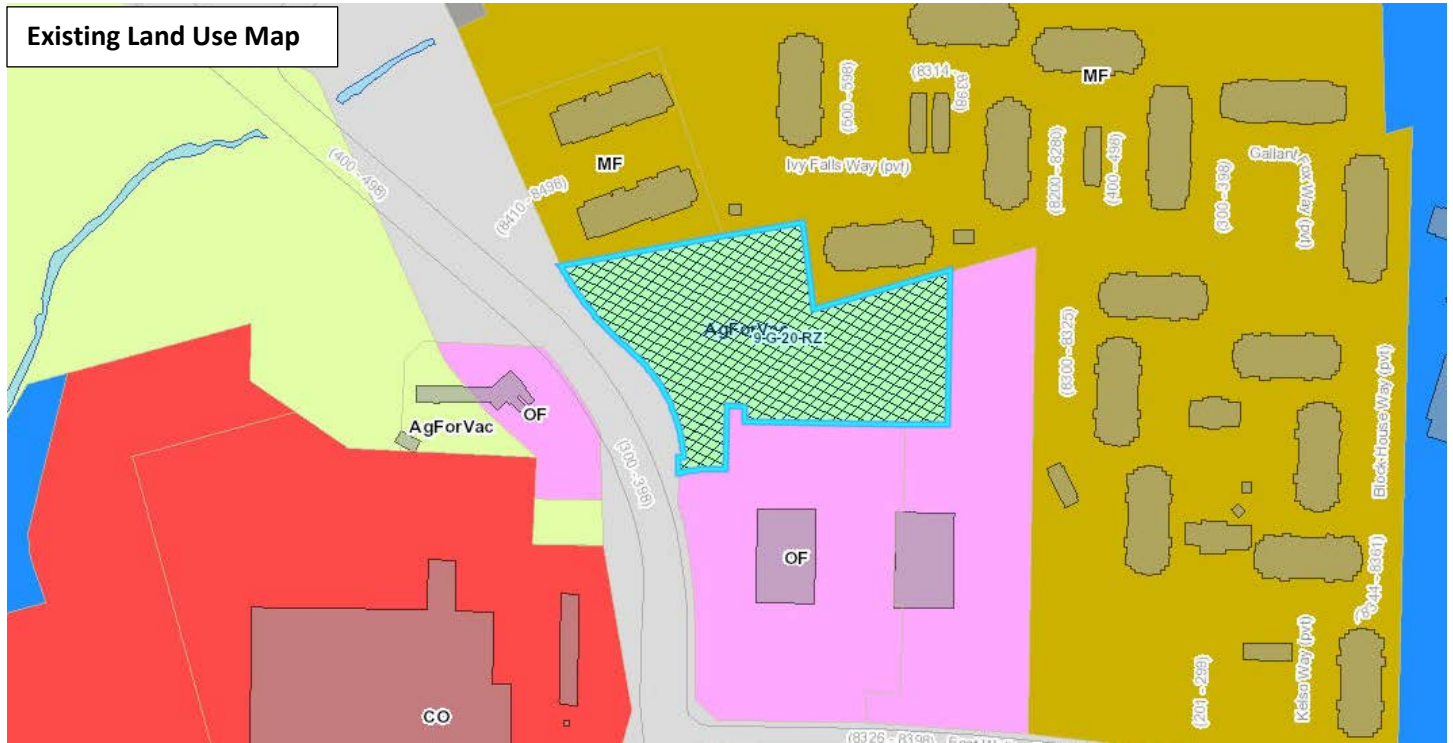


Exhibit A. 9-G-20-RZ Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Taylor D. Forrester on behalf of Concord WP COL LLC

Attorney

Applicant Name

Affiliation

7-30-20

Sept 10, 2020

9-G-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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

Zip

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

TJ Gallaher View Partnership

PO Box 50215, Knoxville, TN 37950-215

865-680-2656

Owner Name (if different)

Owner Address

Owner Phone

0 North Gallaher View Road

120HB022

Property Address

Parcel ID

3.00 acres

SE 1/4 N. Gallaher View Rd., n. of E. Walker Springs Ln.

General Location

Tract Size

City *2*

0

Jurisdiction (specify district above)

- City County

Zoning District

Northwest City

0

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

Yes

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

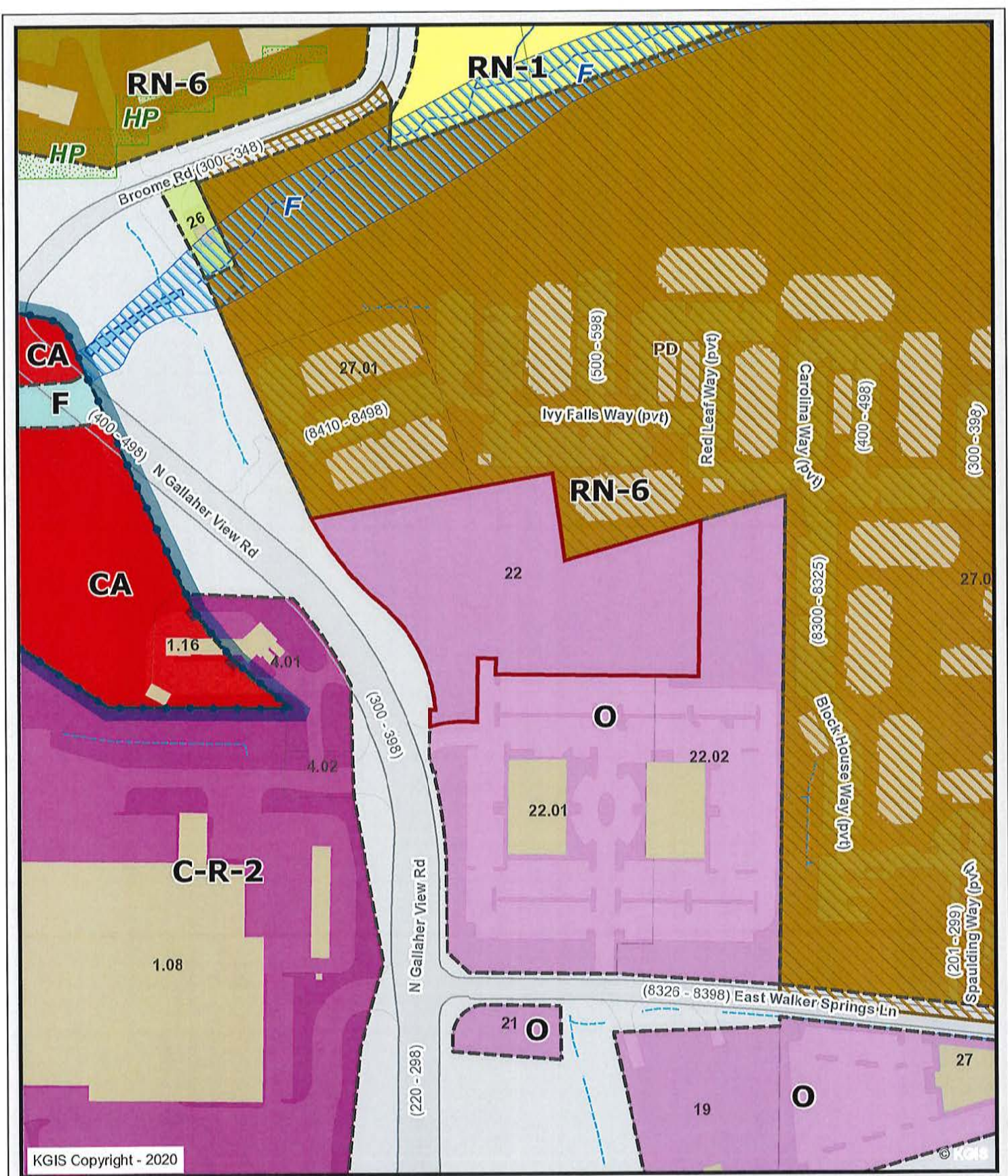
DEVELOPMENT	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____	
<input type="checkbox"/> Other (specify): _____		
SUBDIVISION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

STAFF USE ONLY	PLAT TYPE	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission	FEE 1: <u>0326</u>	TOTAL: \$1,600.00
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request	\$1,000.00	
	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>)	FEE 2: \$600.00 <u>60%</u>	
	<input type="checkbox"/> Traffic Impact Study		FEE 3:		

AUTHORIZATION

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

Taylor Forrester	<small>Digitally signed by Taylor Forrester DN: cn=Taylor Forrester, o=United States In US United States Reason: I am the author of the document Location: Date: 2020-01-22 13:51:05-05</small>	Taylor D. Forrester	7/30/2020
Applicant Signature		Please Print	Date
865-584-4040		tforrester@lrwlaw.com	
Phone Number		Email	
<u>Sherry Michienzi</u>	<u>SHERRY MICHIEZI</u>		<u>7-30-20</u>
Staff Signature		Please Print	Date



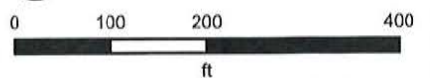
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 7/30/2020 at 3:43:04 PM



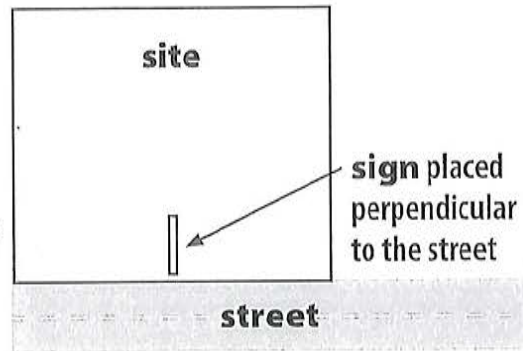
REQUIRED SIGN POSTING AGREEMENT

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:

Aug 26th (Wed) and Sept 11th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Matt Hurton for Taylor D. Forrester

Printed Name: Taylor D. Forrester

Phone: 865-584-4040 Email: tforrester@lrwlaw.com

Date: 7-30-20

File Number: 9-G-20-RZ