



# PLAN AMENDMENT REPORT

► **FILE #:** 10-I-21-SP

**AGENDA ITEM #:** 20

**AGENDA DATE:** 10/14/2021

► **APPLICANT:** PELLISSIPPI SOUTH, LLC  
**OWNER(S):** Pellissippi South, LLC

**TAX ID NUMBER:** 154 11003 (PART OF) & 11008 (PART OF) [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 2160 & 2095 Lakeside Centre Way

► **LOCATION:** **South side of S Northshore Drive across from Kroger Park Drive, east of I-140 interchange**

► **APPX. SIZE OF TRACT:** 1.5 acres

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** N/A (Within City limits)

**ACCESSIBILITY:** Access is off of Lakeside Centre Way, a private road with a 30-ft pavement width inside a 50-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Tennessee River

► **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) & SP (Stream Protection) / OP (Office Park)

► **PROPOSED PLAN DESIGNATION:** GC (General Commercial) & SP (Stream Protection)

► **EXISTING LAND USE:** Shown as office on KGIS, but is undeveloped land off of a parking lot

**EXTENSION OF PLAN DESIGNATION:** Yes, the GC land use class is adjacent to the north

**HISTORY OF REQUESTS:** Property was zoned C-6 upon its annexation in 1988 (Case 6-H-88-RZ)

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Commercial - GC (General Commercial)

South: Office and I-140 - O (Office) and SP (Stream Protection)

East: Office - O (Office) and SP (Stream Protection)

West: Agricultural/forestry/vacant - O (Office)

**NEIGHBORHOOD CONTEXT** This property is located behind a row of commercial businesses fronting S Northshore Drive near Sinking Creek. It is adjacent to a large office building and parking lot. Two ponds in the stream protection area lie nearby to the south between the property and I-140.

## STAFF RECOMMENDATION:

► **Approve the Southwest County Sector Plan amendment to the GC (General Commercial) and SP**

**(Stream Protection) land use classification because it is a minor extension of that land use class.**

**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. There has been no change of conditions warranting an amendment of the land use plan.

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 are no obvious or significant errors or omissions in the plan.

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

1. Northshore Town Center has developed to the west of I-140, bringing with it new residential dwellings and a variety of commercial uses.
2. Demand for office parks has declined in recent years. The location of this property and its proximity to residential development along S Northshore Drive and along Ebenezer Road make it a viable property for commercial zoning.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-M-21-RZ  
10-F-21-PA

**AGENDA ITEM #:** 20  
**AGENDA DATE:** 10/14/2021

► **APPLICANT:** PELLISSIPPI SOUTH, LLC  
**OWNER(S):** Pellissippi South, LLC

**TAX ID NUMBER:** 154 11003 (PART OF) & 11008 (PART OF) [View map on KGIS](#)  
**JURISDICTION:** Council District 2  
**STREET ADDRESS:** 2095 & 2160 Lakeside Centre Way  
► **LOCATION:** **South side of S Northshore Drive across from Kroger Park Drive, east of I-140 interchange**  
► **TRACT INFORMATION:** **1.5 acres.**  
**SECTOR PLAN:** Southwest County  
**GROWTH POLICY PLAN:** N/A (Within City limits)  
**ACCESSIBILITY:** Access is off of Lakeside Centre Way, a private road with a 30-ft pavement width inside a 50-ft right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** **O (Office) & SP (Stream Protection Areas) / OP (Office Park)**  
► **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) & SP (Stream Protection Areas) / C-H-2 (Highway Commercial)**  
► **EXISTING LAND USE:** **Shown as office on KGIS, but is undeveloped land off of a parking lot**

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, C-H-2 is adjacent to the west  
**HISTORY OF ZONING REQUESTS:** Property was zoned C-6 upon its annexation in 1988 (Case 6-H-88-RZ)  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Commercial - GC (General Commercial) - C-H-2 (Highway Commercial) District  
South: Office and I-140 - O (Office) and SP (Stream Protection) - OP (Office Park) District  
East: Office - O (Office) and SP (Stream Protection) - OP (Office Park) District  
West: Agricultural/forestry/vacant - O (Office) - C-H-2 (Highway Commercial) District  
**NEIGHBORHOOD CONTEXT:** This property is located behind a row of commercial businesses fronting S

Northshore Drive near Sinking Creek. It is adjacent to a large office building and parking lot. Two ponds in the stream protection area lie nearby to the south between the property and I-140.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the One Year Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.**
  
- ▶ **Approve C-H-2 (General Commercial) zoning because it is a minor extension of that zoning and is consistent with the General Plan.**

**COMMENTS:**

The applicant is requesting to rezone a portion of the property to the C-H-1 zone. The remainder of the property that lies to the east is a large office building and parking lot.

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

**AN ERROR IN THE PLAN:**

1. There are no apparent errors in the plan that would warrant amending the plan.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. Northshore Town Center has developed to the west of I-140, bringing with it new residential dwellings and a variety of commercial uses.
2. Demand for office parks has declined in recent years. The location of this property and its proximity to residential development along S Northshore Drive and along Ebenezer Road make it a viable property for commercial zoning.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There has been no change in public policy that would trigger the need for a plan amendment.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. No new information has become available to reveal the need for a plan amendment.

**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 GENERALLY:**

1. Northshore Town Center has developed to the west of I-140, bringing with it new residential dwellings and a variety of commercial uses.
2. Demand for office parks has declined in recent years. The location of this property and its proximity to residential development along S Northshore Drive and along Ebenezer Road make it a viable property for commercial zoning.

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

1. The C-H (Highway Commercial) District is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments of a more intense commercial character including those requiring permanent outdoor service or storage areas. The C-H District regulations are intended to ensure the mitigation of any potential impacts related to such establishments on neighboring uses.

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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. C-H-2 zoning is predominant along S Northshore Drive in this area, so the requested zoning is in character with the surrounding zoning.
2. No adverse effects are expected from additional C-H zoning on this property since adjacent properties to the east are zoned OP (Office Park) and have large office buildings surrounded by parking and there are no residential properties in the immediate vicinity.
3. The property has access via Lakeside Centre Way off of S Northshore Drive, so traffic would not be routed through side streets to reach this development. There is already a traffic signal present at this intersection. Sidewalks are on the other side of S Northshore Drive.
4. This portion of the property is not in a FEMA flood zone, though it is close to two ponds and a 100-year floodplain with slopes running down to those ponds. This is something the developer will need to be aware of for grading purposes, but no additional regulations would apply.

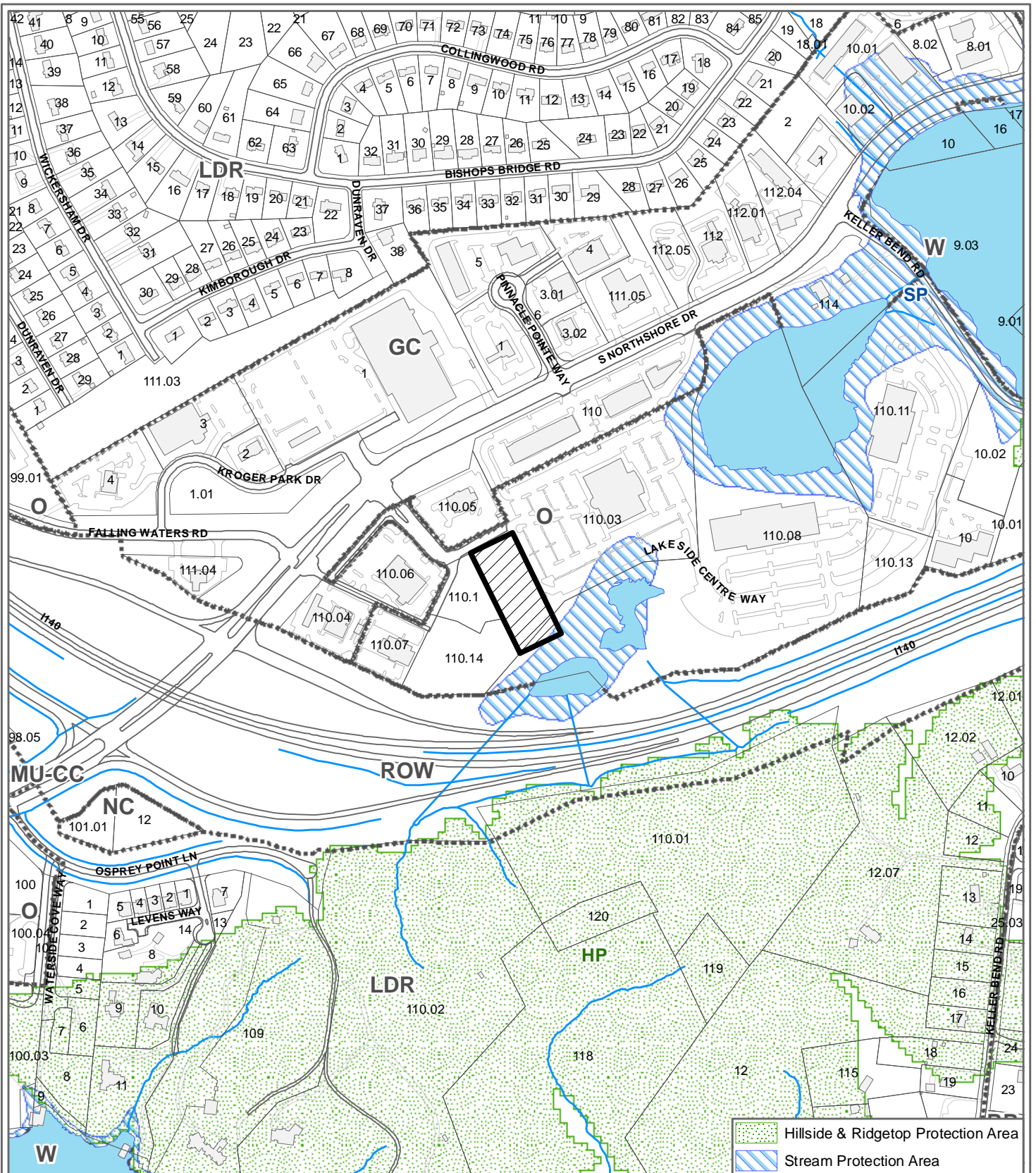
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment to the Southwest County Sector Plan amending this parcel to the GC (General Commercial) designation would support C-H-2 zoning.
2. The GC land use is prevalent in the area and is nearby to the west and north across the private right-of-way. Amending the sector plan designation of this part of the parcel is in character with the surrounding land use classes and existing development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



**10-I-21-SP  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office) & SP (Stream Protection)

To: GC (General Commercial) & SP (Stream Protection)



Original Print Date: 9/8/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Pellissippi South, LLC

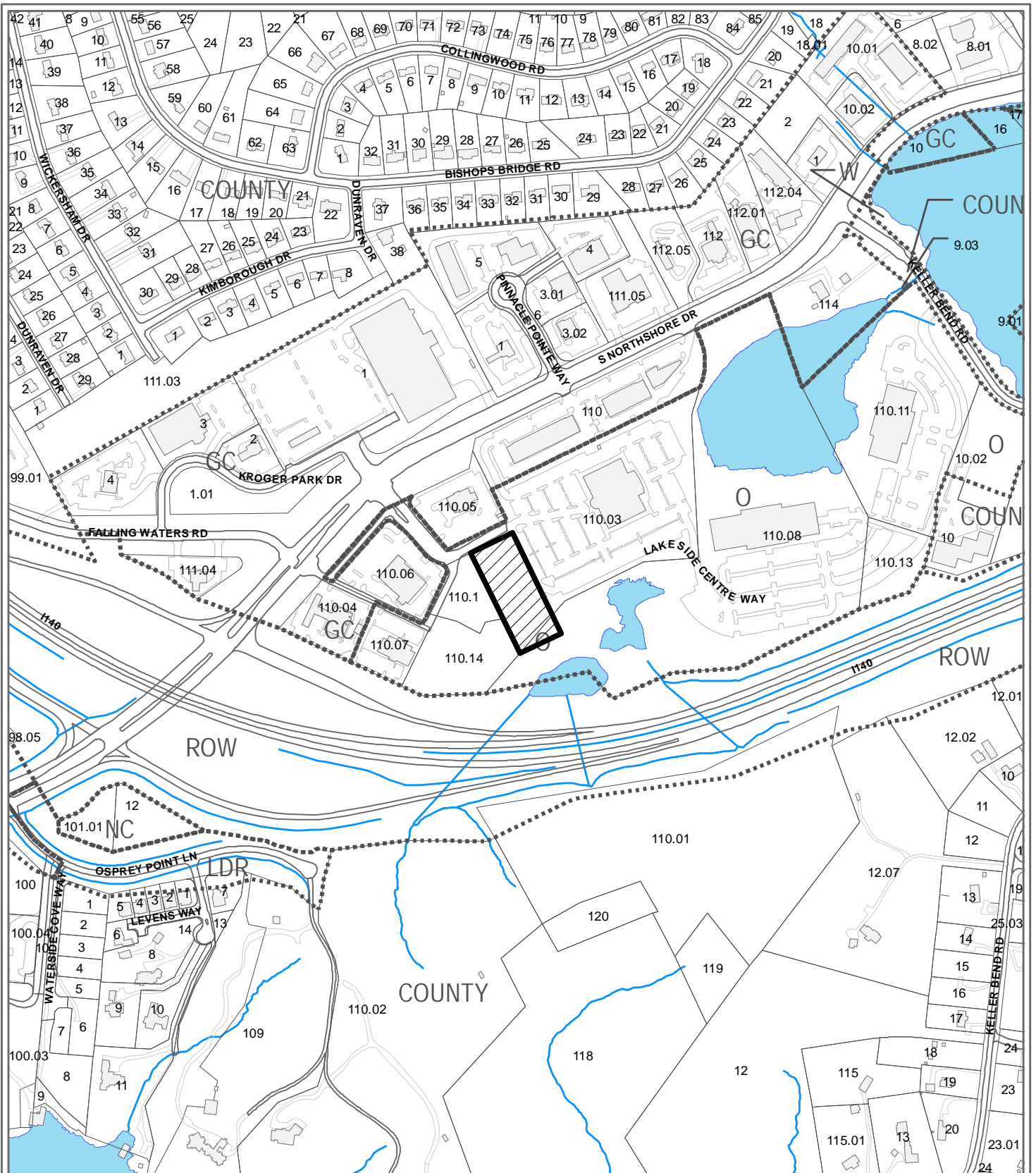
Map No: 154

Jurisdiction: City

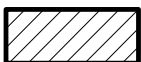
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**10-F-21-PA / 10-M-21-RZ  
PLAN AMENDMENT**



From: O (Office) & SP (Stream Protection Areas)

To: GC (General Commercial) & SP (Stream Protection Areas)

Original Print Date: 9/8/2021  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

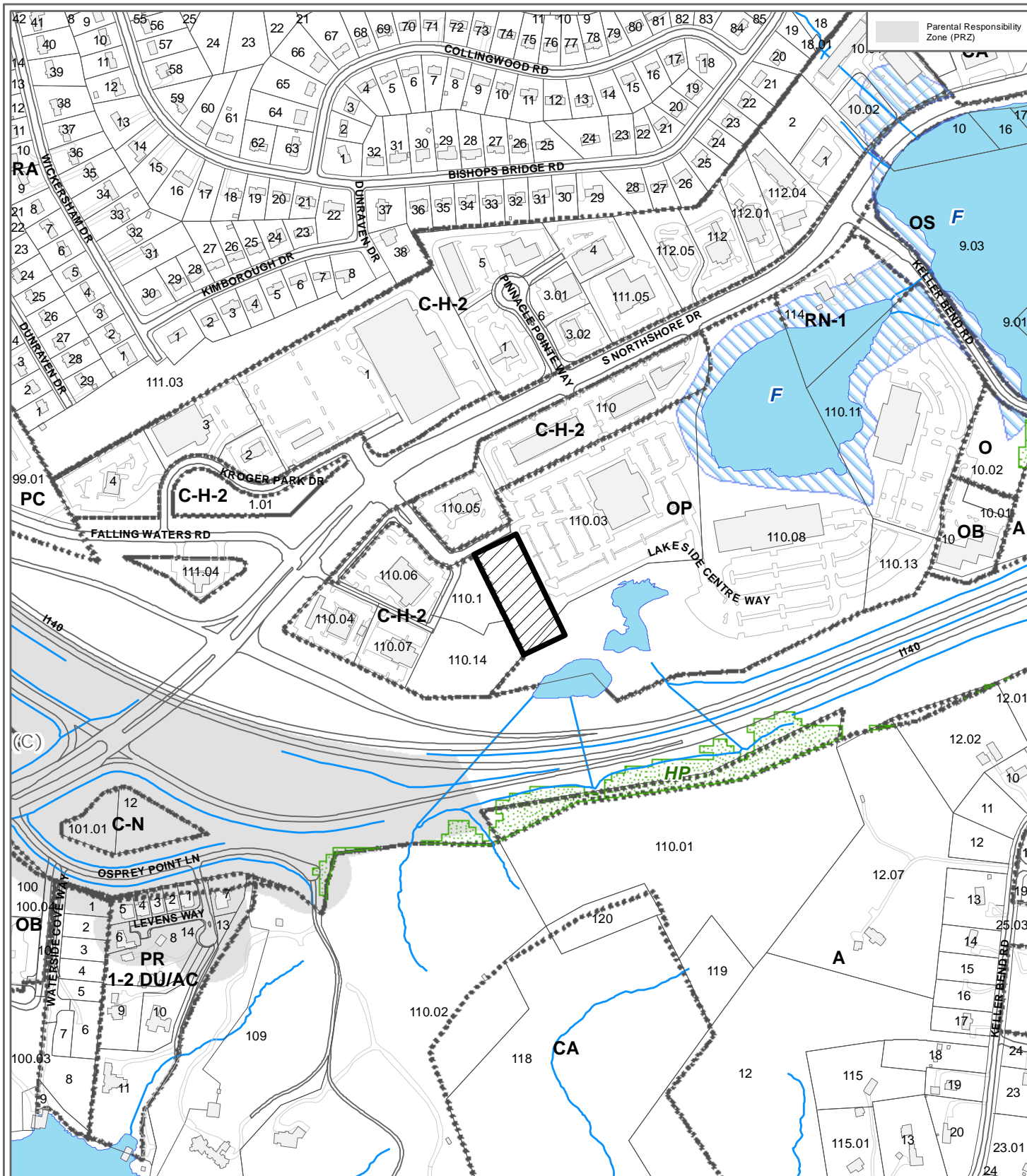
Petitioner: Pellissippi South, LLC

Map No: 154

Jurisdiction: City

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# **10-M-21-RZ REZONING**

From: OP (Office Park)

To: C-H-2 (Highway Commercial)



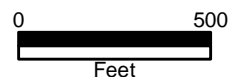
Original Print Date: 9/8/2021  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Pellissippi South LLC

Map No: 154

Jurisdiction: City





**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTHWEST 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 Southwest 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**, Canon & Canon, Inc. has submitted an application to amend the Sector Plan from Office and Stream Protection to General Commercial and Stream Protection, for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the Southwest 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 14, 2021, 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 Southwest County Sector Plan, with its accompanying staff report and map, file #10-I-21-SP.*

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

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

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*Date*

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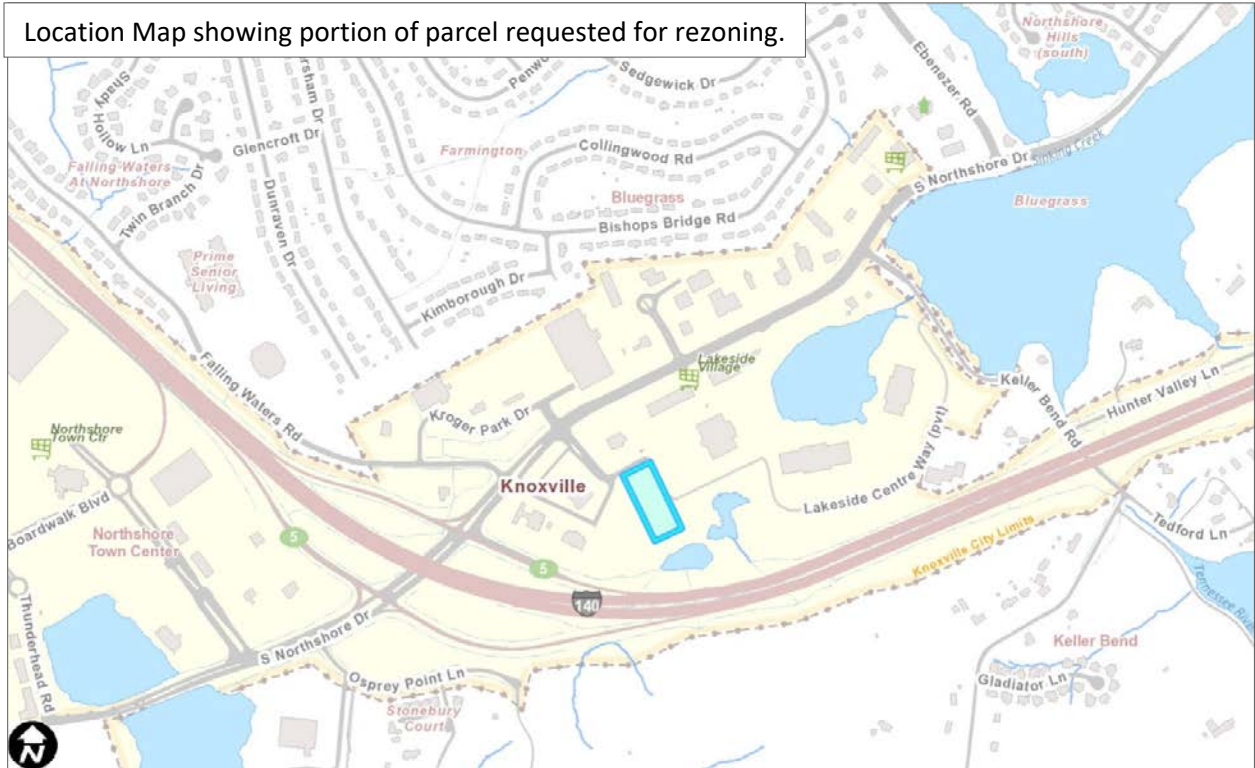
*Chairman*

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*Secretary*

**10-M-21-RZ/10-F-21-PA/10-I-21-SP**  
**EXHIBIT A. Contextual Images**

Location Map showing portion of parcel requested for rezoning.

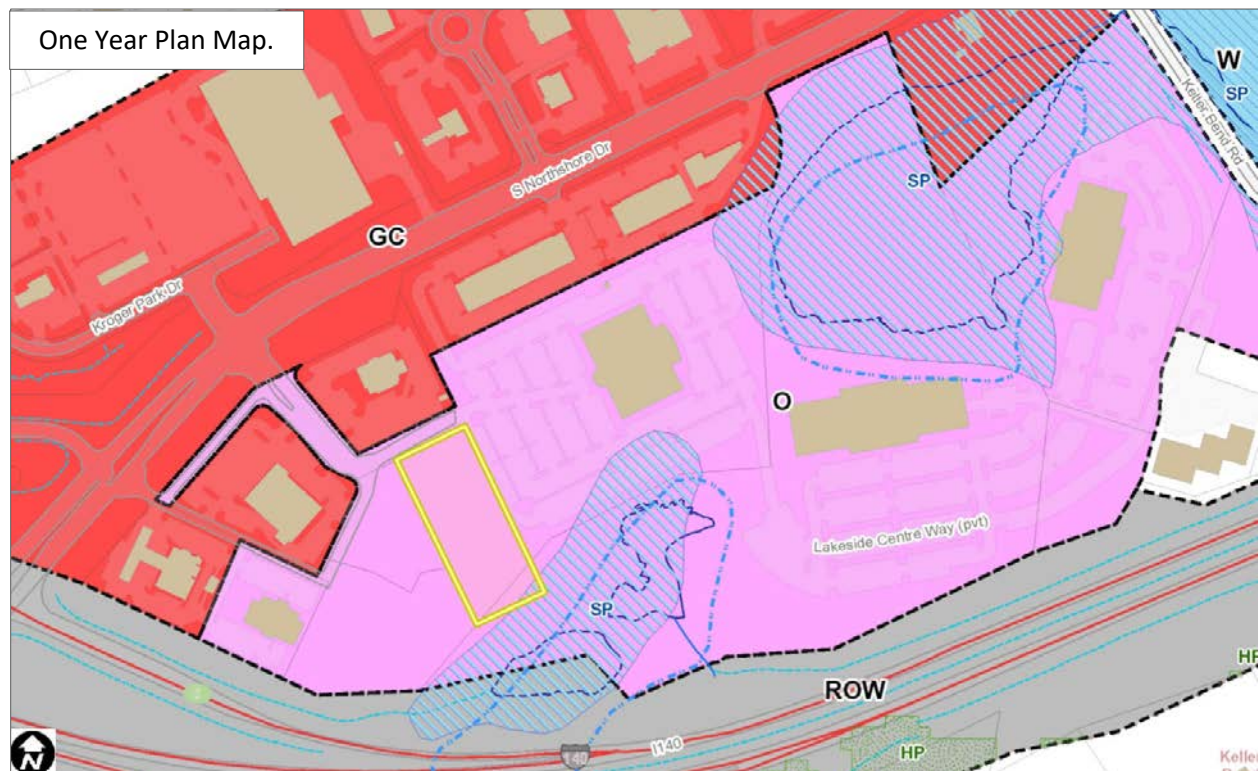
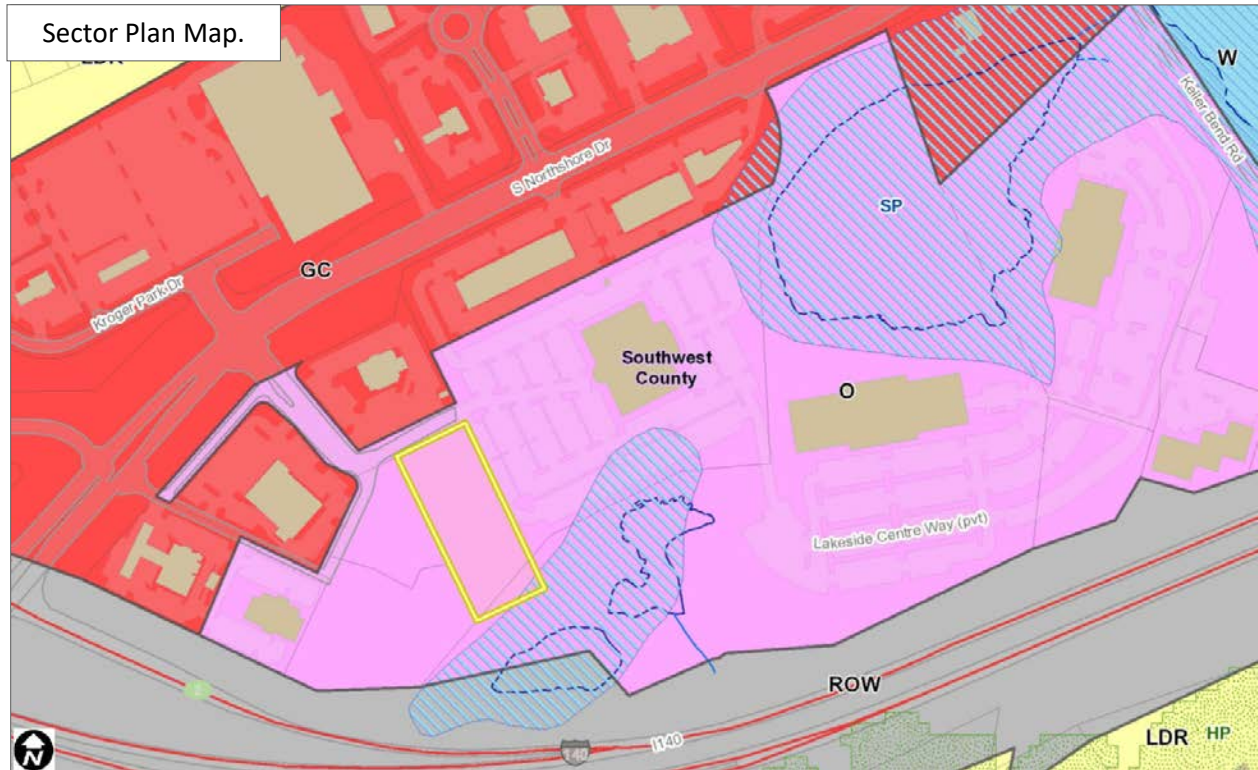


Location Map showing entire parcel.



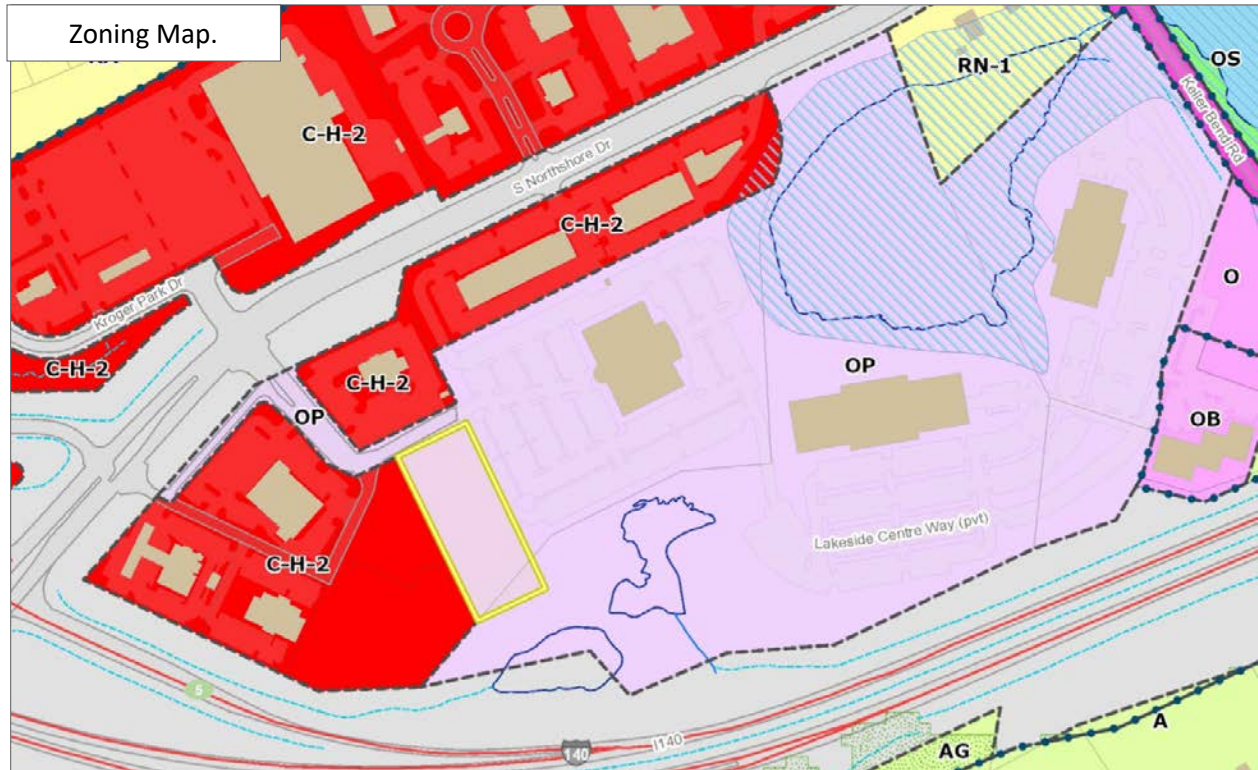


**10-M-21-RZ/10-F-21-PA/10-I-21-SP**  
**EXHIBIT A. Contextual Images**



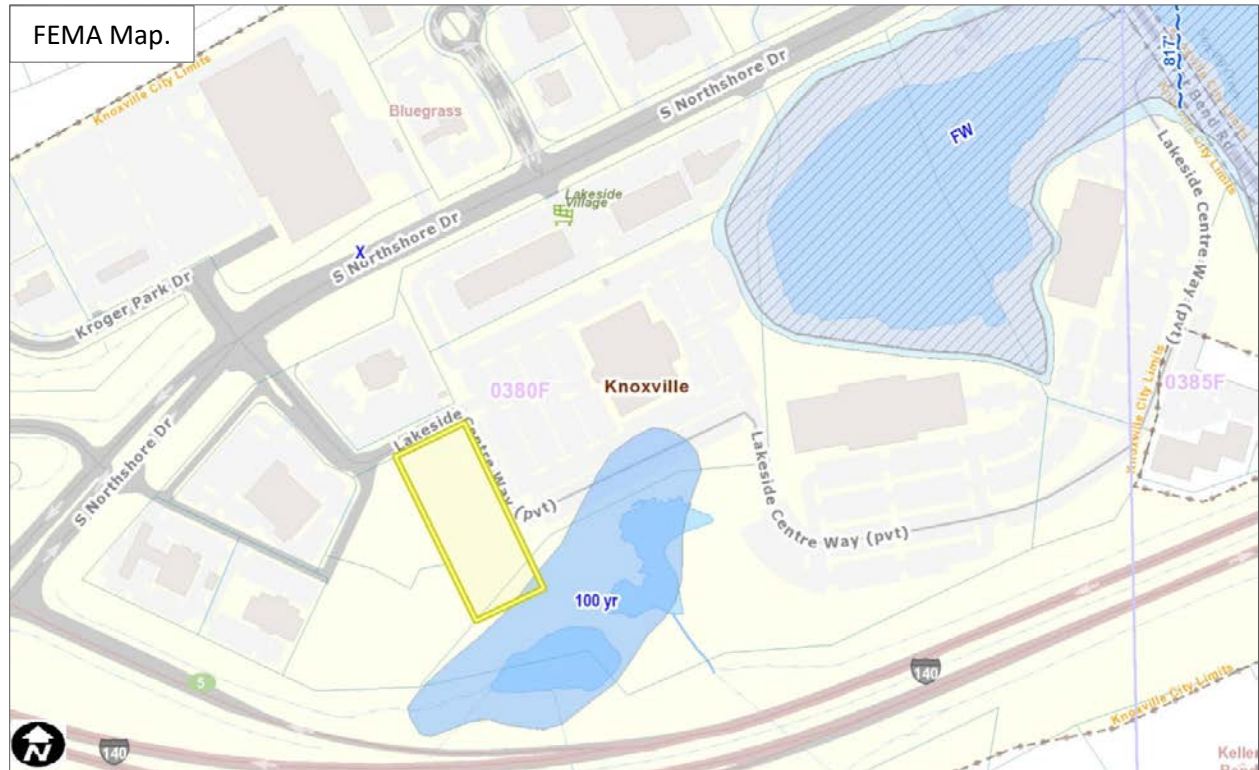


**10-M-21-RZ/10-F-21-PA/10-I-21-SP**  
**EXHIBIT A. Contextual Images**





**10-M-21-RZ/10-F-21-PA/10-I-21-SP**  
**EXHIBIT A. 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

Pellissippi South, LLC

~~2160 LAKESIDE CENTRE WAY~~

Applicant Name

Affiliation

8/19/2021

10/14/2021

Date Filed

Meeting Date (if applicable)

10-M-21-RZ

File Number(s)

10-F-21-PA

10-I-21-SP

## 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

ALAN GRISSEM

CANNON & CANNON, INC.

Name

Company

8550 KINGSTON PIKE

KNOXVILLE

TN

37919

Address

City

State

ZIP

865-770-4009

agrissem@cannon-cannon.com

Phone

Email

## CURRENT PROPERTY INFO

PELLISSIPPI SOUTH LLC 265 BROOKVIEW CENTRE

Owner Name (if different)

Owner Address

STE 602

Owner Phone

2095 Lakeside Centre Way

KNOXVILLE TN 37919

154 11008 (p/o)

2160 LAKESIDE CENTRE WAY

154 11003

(part of)

Property Address KNOXVILLE TN 37919

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

s/s S Northshore Dr., SE of Falling Waters Rd.

General Location

Tract Size

1.4 acres

NE of I-140

☒ City ☐ County

2nd

OP

OF

District

Zoning District

Existing Land Use

Southwest County

O & SPA

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**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

Proposed Zoning

C-H-2☒ Plan Amendment Change

Proposed Plan Designation(s)

GC & SP (SP # OYP)

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**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 <u>0326</u> <u>PEE</u>	<u>\$1,000</u>	Total  <u>\$1,900</u>
Fee 2 <u>SP/OYP</u>	<u>900</u>	
Fee 3 <u>0516</u>	<u>\$600</u> <u>\$300</u>	

**AUTHORIZATION**

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

[Signature]

Applicant Signature

DANIEL L. BARNETT

Please Print

8/19/21

Date

(865) 719-1455

Phone Number

d.barnett@bluxxioexcav.com

Email

[Signature]

Staff Signature

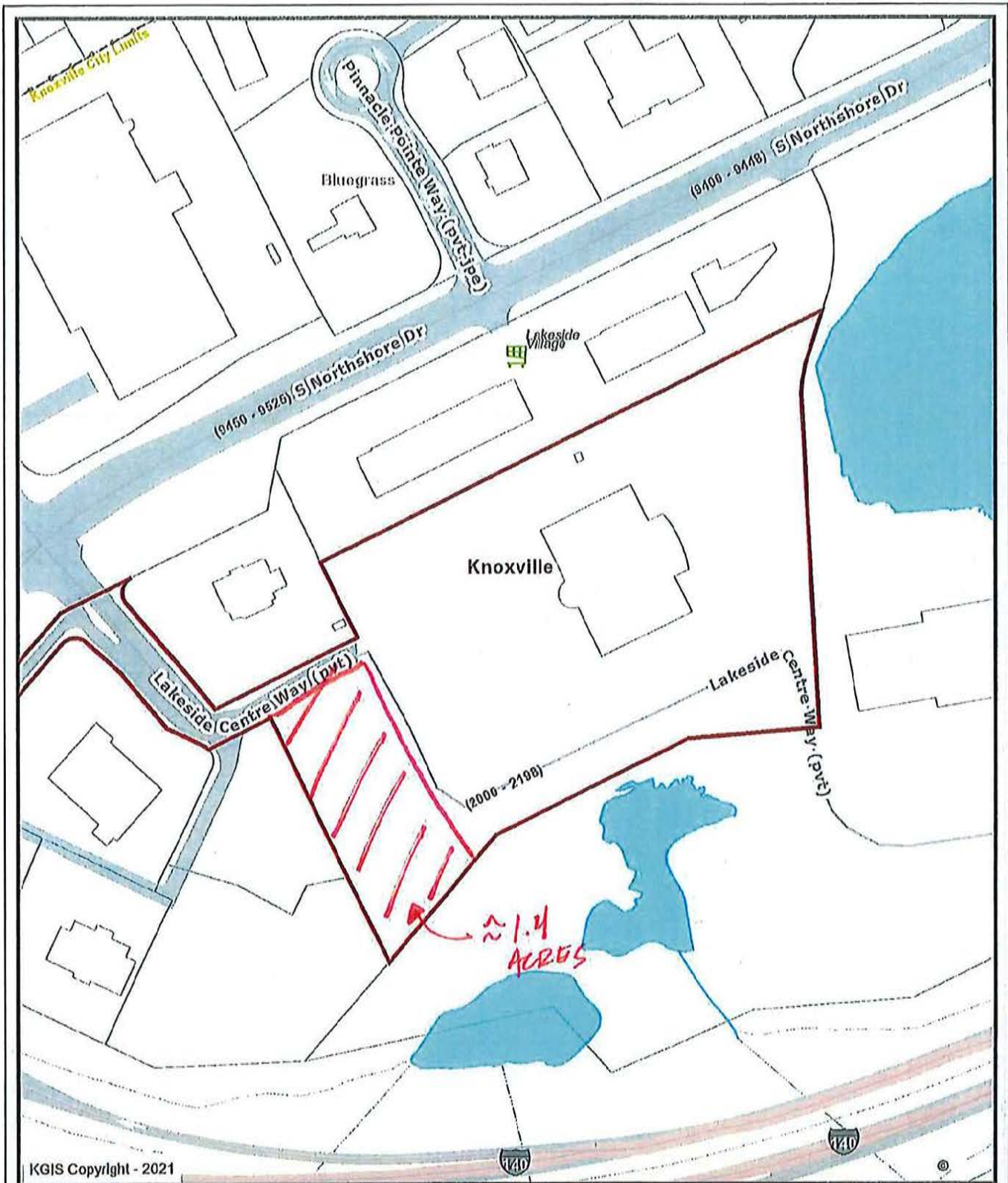
SHERRY MICHENZI

Please Print

08/30/2021 ak

Date



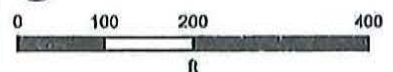


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

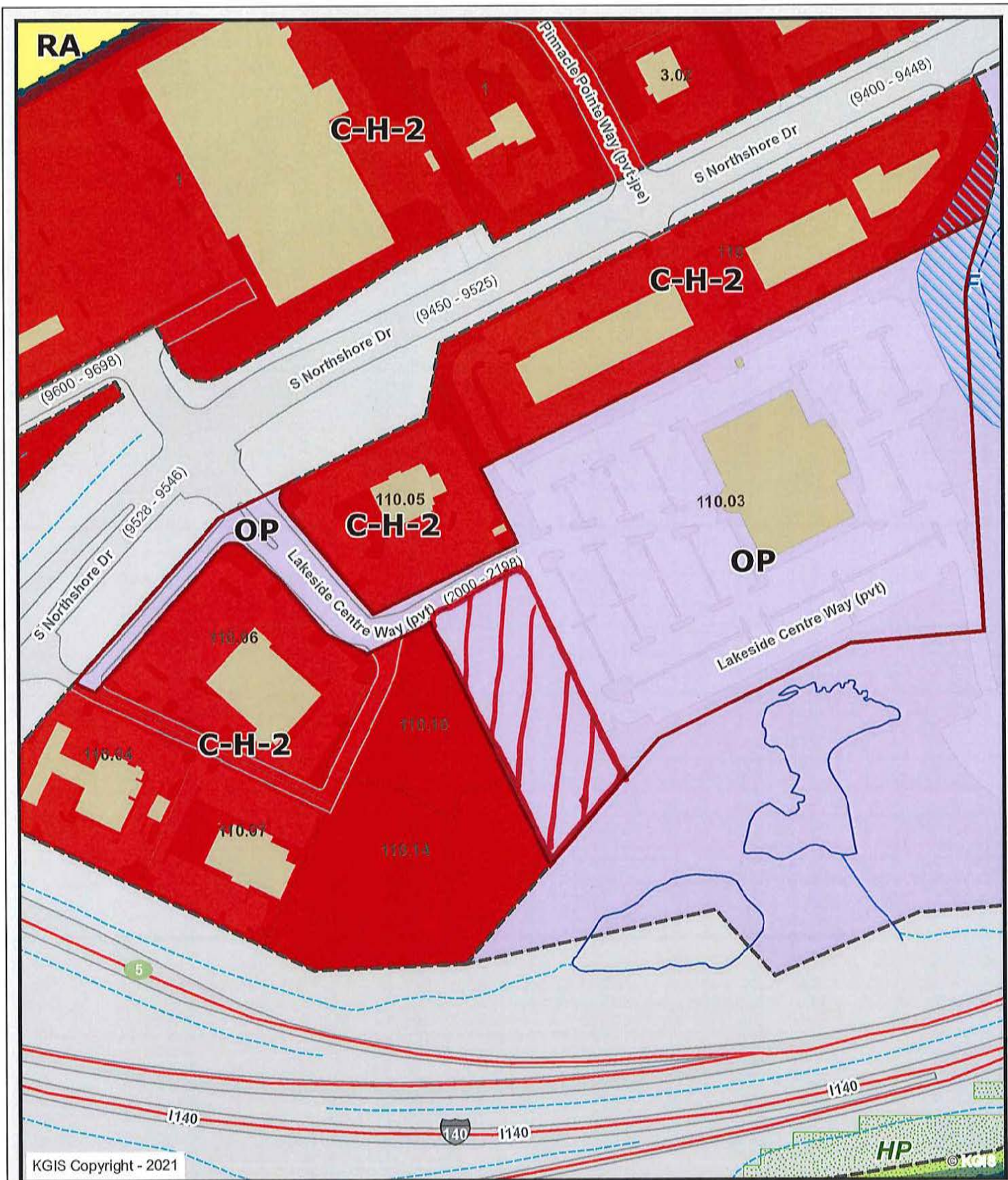


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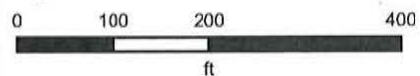


## Zoning Map

Knoxville - Knox County - KUB Geographic Information System

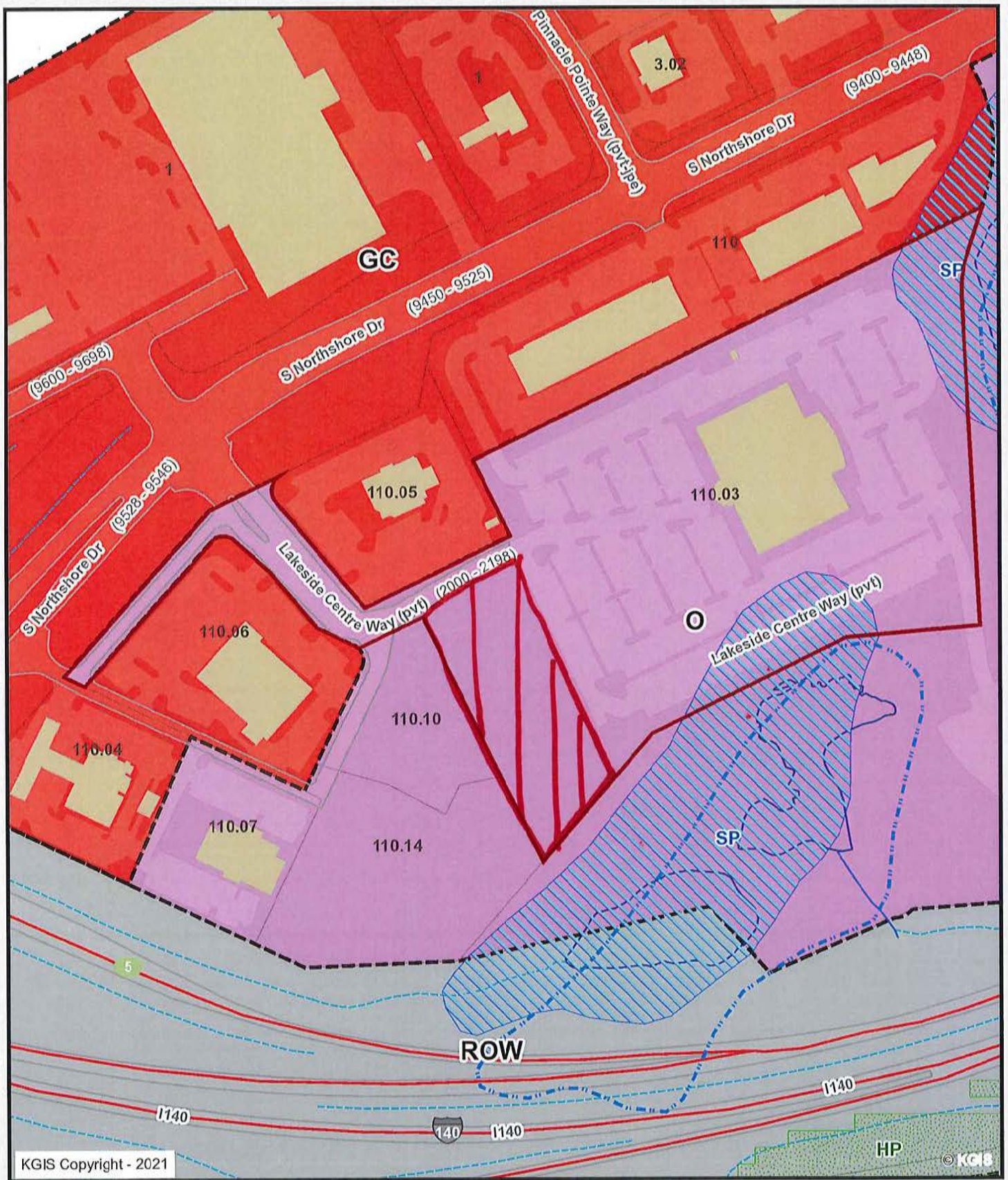


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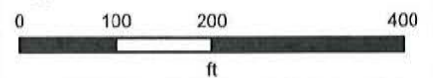


## OYP Map

Knoxville - Knox County - KUB Geographic Information System

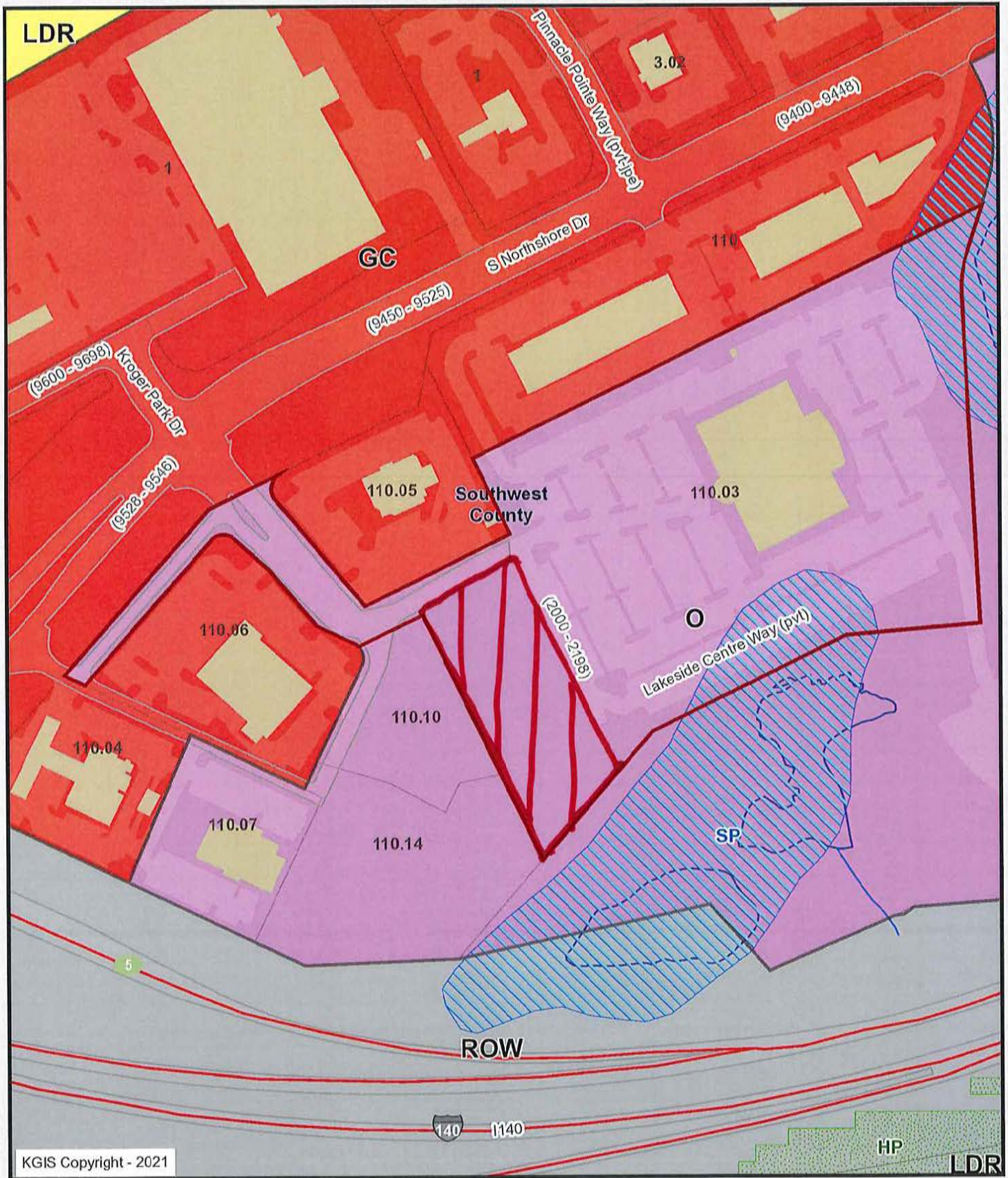


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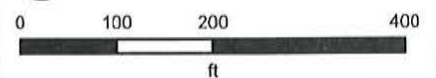


## Sector Map

Knoxville - Knox County - KUB Geographic Information System

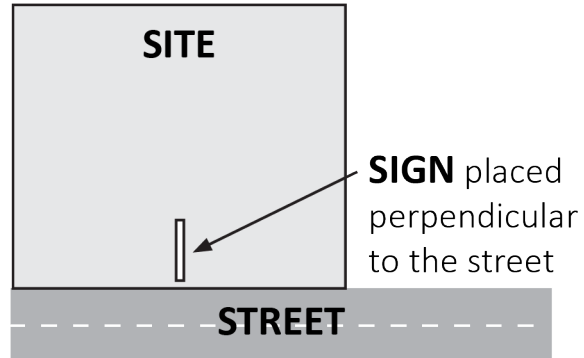


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant