

REZONING REPORT

▶ **FILE #:** 7-Q-22-RZ

AGENDA ITEM #: 24

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): Allison J. Elfman and Katherine H. Pearle

TAX ID NUMBER: 118 17315 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10542 Murdock Dr.

▶ **LOCATION:** South side of Murdock Rd., west side of Dutchtown Rd.

▶ **APPX. SIZE OF TRACT:** 6.85 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Murdock Drive, a minor arterial with a 35-ft pavement width within an 85-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **ZONING REQUESTED:** PC (Planned Commercial) / TO (Technology Overlay)

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

▶
EXTENSION OF ZONE: Yes

HISTORY OF ZONING: 5-K-80-RZ: A to CB

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant - BP/TO (Business and Technology Park/ Technology Overlay)

South: Agricultural/forestry/vacant, office - PC/TO (Planned Commercial/ Technology Overlay)

East: Office, agricultural/forestry/vacant - BP/TO (Business and Technology Park/ Technology Overlay)

West: Office - BP/TO (Business and Technology Park/ Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is comprised of office, commercial and industrial uses, as well as vacant properties. The property is bounded on the south side by Turkey Creek.

STAFF RECOMMENDATION:

▶ **Approve PC/TO (Planned Commercial/ Technology Overlay) zoning because it is consistent with surrounding development.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 area around the subject property has seen significant office, industrial and commercial development since the late 1990s. The proposed PC/TO (Planned Commercial/ Technology Overlay) zoning is a minor extension of PC/TO zoning to the south.

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

1. The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses.
2. There is an existing vegetative buffer along the southern property boundary with Turkey Creek. The PC zone requires site plan review by the Planning Commission. An adequate stream protection buffer and landscaping plan will be a component of that review.

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 subject property is located within a node for PC/TO zoning, and such zoning is not anticipated to cause adverse impacts.
2. There is a stream protection area within the subject property that requires consideration in any development plans. The Technology Overlay provides an additional layer of development review by the Tennessee Technology Corridor Development Authority (TTCDA) Board of Commissioners.
3. This rezoning was approved by the TTCDA on July 11, 2022. (Case number 7-A-22-TOR)

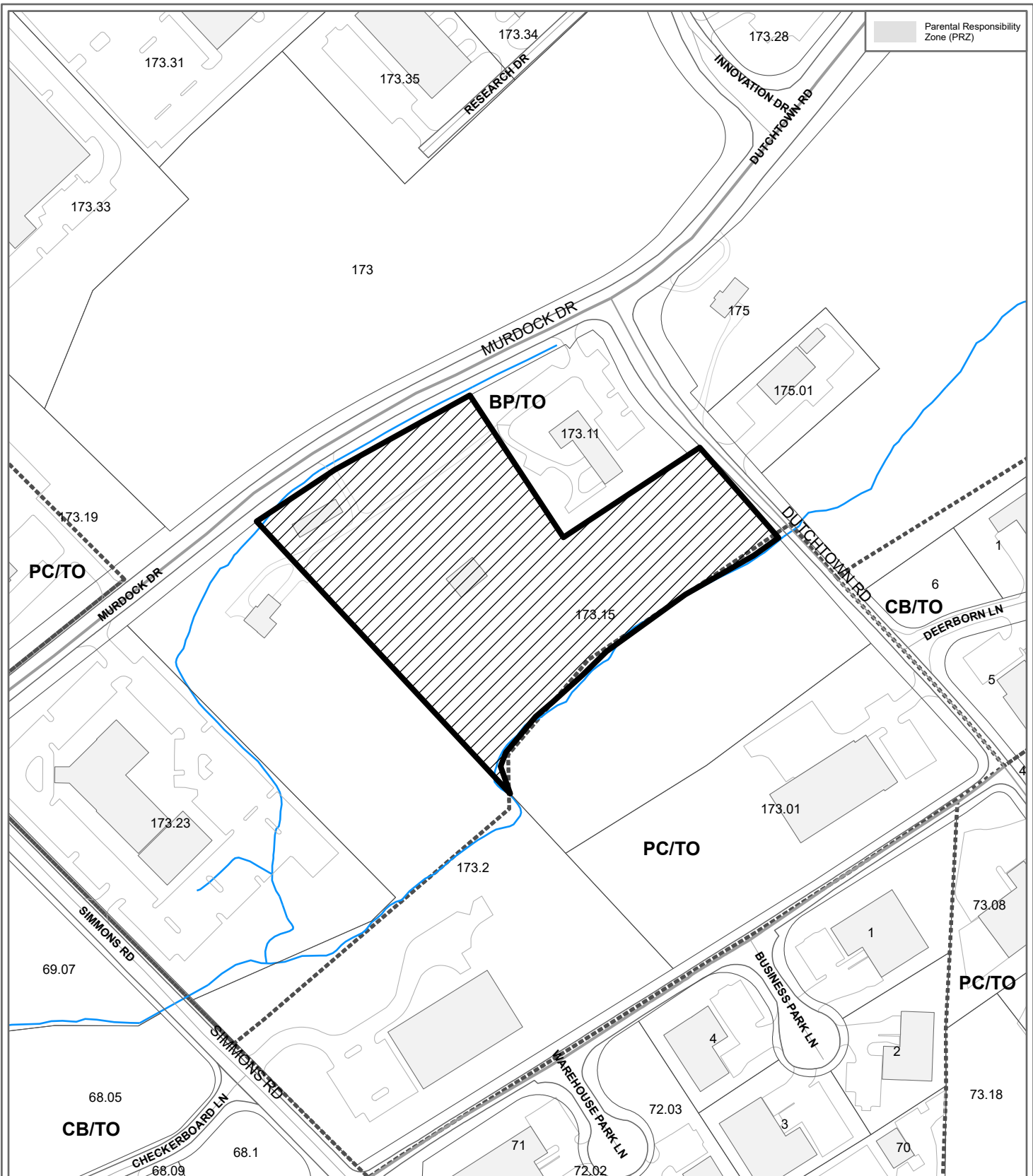
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed PC/TO zoning is consistent with the Northwest County Sector Plan's TP (Technology Park) land use designation.
2. The subject property is within the Planned Growth Area of the Growth Policy Plan.
3. The proposed rezoning is not 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 8/22/2022. 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.



**7-Q-22-RZ
REZONING**

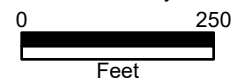
From: BP (Business and Technology) / TO (Technology Overlay & PC
(Planned Commercial) / TO (Technology Overlay)
To: PC (Planned Commercial) / TO (Technology Overlay)



Petitioner: Forrester, Taylor D.

Map No: 118

Jurisdiction: County



Original Print Date: 6/8/2022

Revised:

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

Exhibit A. 7-Q-22-RZ Contextual Images

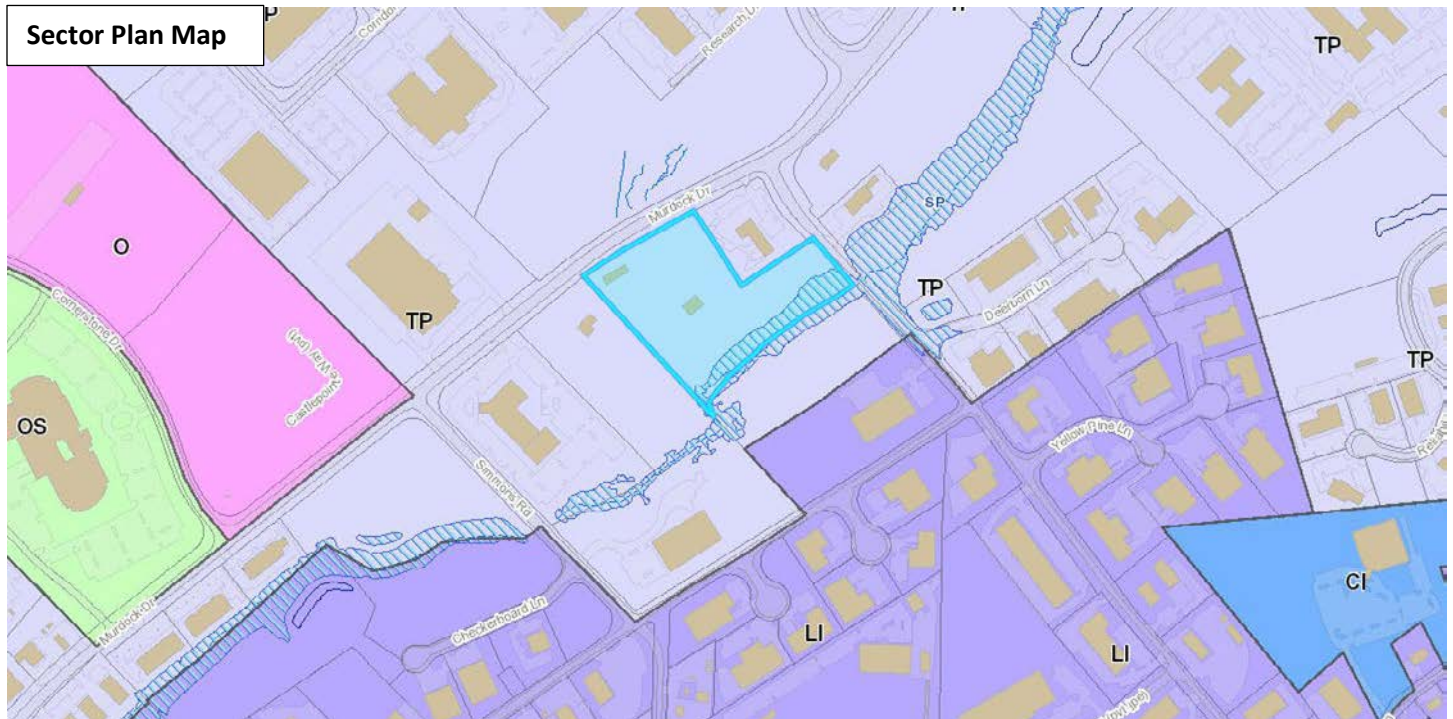
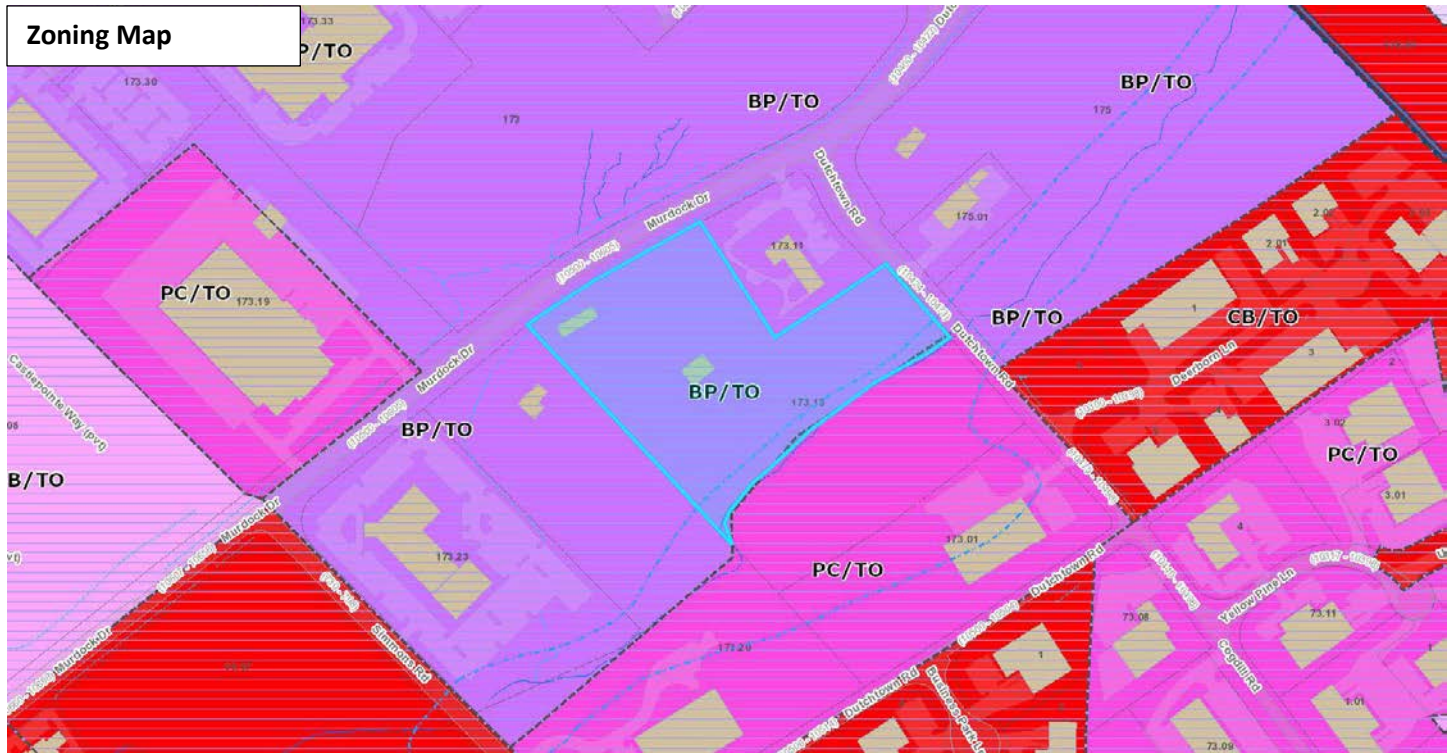


Exhibit A. 7-Q-22-RZ Contextual Images



1) Download and fill out this form at your convenience.
 2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
 Knoxville-Knox County Planning offices
 OR email it to applications@knoxplanning.org

[Reset Form](#)



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

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

May 27³¹, 2002

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-0-22-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property 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

Allison J. Elfman & Katherine H. Pearle

390 FOREST AVE RYE NY 10580

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10542 Murdock Drive

118 17315

(part of)

Property Address

Parcel ID

FUD

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

3rd

BP/TO & PC/TO

Vacant

City County

District

Zoning District

Existing Land Use

Northwest County

TP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

~~10.92 acres~~ 6.85 acres

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 PC
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s) _____

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		Total
	Base fee	
0327	1000.00	
Fee 2		
100.00		
X6.85	685.00	
Fee 3	(acres)	
		#1685.00

AUTHORIZATION

Taylor D. Forrester

I hereby signed the plat as preparer and I am duly licensed as a professional engineer in the State of Illinois. I am duly licensed as a professional engineer in the State of Illinois. I am duly licensed as a professional engineer in the State of Illinois.

Taylor D. Forrester

5.27.22

Applicant Signature

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

Allison Elfman

5.31.22

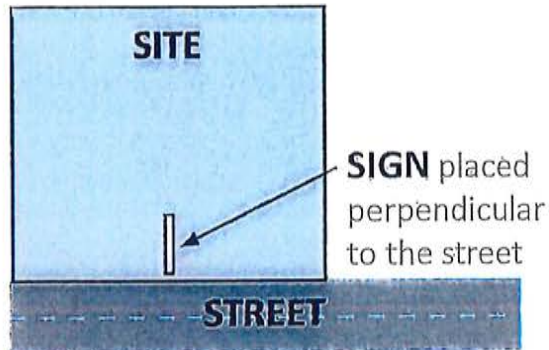
Property Owner Signature

Please Print

Date

5/31/22 *sum*

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:

June 29, 2022 and July 15, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor Forrester

Date: 5/31/22

File Number: 7-Q-22-RZ

Sign posted by Staff

Sign posted by Applicant