

# CASE SUMMARY

APPLICATION TYPE: TTCCA

## REZONING



**File Number:** 9-A-24-TOR                      **Related File Number:**  
**Application Filed:** 7/29/2024              **Date of Revision:**  
**Applicant:** BENJAMIN C MULLINS FRANT, MCCONNELL & SEYMOUR, LLP

### PROPERTY INFORMATION

**General Location:** North side of Sherrill Blvd, east and south sides of Frank Gardner Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 131 10403                      **Jurisdiction:** City  
**Size of Tract:** 11.66 acres  
**Accessibility:** Access is via Sherrill Boulevard, a major collector street with a pavement width of 60-ft within a 100-ft right-of-way. Access is also available via Frank Gardner Ln, a local street with a 25-ft pavement width within a 100-ft right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** N/A                      **Density:**  
**Planning Sector:** Northwest County      **Plan Designation:** MU-SD, NWCO-1 (Mixed Use-Special District, Dead Horse)  
**Growth Policy Plan:**  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 9905 Sherrill Blvd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** OP (Office Park), TO-1 (Technology Park Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variations Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Kelsey Bousquet

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Approve the C-H-1 (Commercial Highway) district because it is consistent with the development of the surrounding area and the City of Knoxville's One-Year Plan. The TO-1 (Technology Park Overlay) district would be retained.

**Comments:** The subject property is currently zoned OP (Office Park)/TO-1 (Technology Park Overlay). The request is for C-H-1 (Highway Commercial). The TO-1 district would be retained.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning request at the September 12th meeting (9-P-24-RZ).

BACKGROUND: The subject property was part of the Scripps Networks complex. Now that Scripps has sold the properties and no longer inhabits the buildings, the properties are not part of the same network and are subject to individual development.

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY.

1. General Plan:

a. The rezoning complies with the General Plan's Development Policy 9.10, to encourage commercial and office development that improves the form and function of traditional "strip" development patterns. The TTCDA design guidelines are intended to maintain overall visual quality and continuity within the corridor and achieve functional, aesthetic, and visual unity.

2. Northwest County Sector Plan:

a. The subject property is in the MU-SD, NWCO-1 (Dead Horse Lake Special Use District) in the City's One-Year Plan and the Northwest County Sector Plan, which recommends the MU-CC (Mixed Use Community Center) land use classification. The C-H-1 (Highway Commercial) district is a zone that can be considered in the MU-CC land use type.

3. Zoning Ordinance:

a. The C-H-1 district is intended to provide for higher-intensity commercial uses of a predominantly auto-oriented character. The subject property is situated along Sherrill Blvd, a major collector street that accommodates heavy volumes of traffic coming to and from Pellissippi Parkway.

B. 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.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. Since the early 2000s, the majority of rezonings in the surrounding area have been to commercial zones such as C-H (Highway Commercial), C-G (General Commercial), and PC (Planned Commercial), reflecting a consistent trend in commercial development in this area along the I-40 corridor.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. The proposed C-H-1 district is not anticipated to adversely affect the surrounding area, as it is intended to mitigate any potential impacts related to higher-intensity commercial uses on neighboring uses. The surrounding uses include commercial and office, with a church, cemetery, and medical center nearby. Adjacent to the north of the property is Dead Horse Lake Golf Course. To the east is the Fort Sanders Medical Center.

2. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site. The subject property is served by the West Knox Utility District (WKUD) for water and sewer services.

**Action:** Approved **Meeting Date:** 9/9/2024

**Details of Action:** Approve the C-H-1 (Commercial Highway) district because it is consistent with the development of the surrounding area and the City of Knoxville's One-Year Plan. The TO-1 (Technology Park Overlay) district would be retained.

**Summary of Action:**

**Date of Approval:** 9/9/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**