

CASE SUMMARY

APPLICATION TYPE: TTCD

REZONING



File Number: 9-C-24-TOR

Related File Number:

Application Filed: 8/5/2024

Date of Revision:

Applicant: JIM FRITZ

PROPERTY INFORMATION

General Location: North side of Sherrill Blvd, east of Frank Gardner Ln

Other Parcel Info.:

Tax ID Number: 131 104

Jurisdiction: City

Size of Tract: 11.41 acres

Accessibility: Access is via Sherrill Boulevard, a major collector street with a divided median and a left-turn lane at this location. It has a pavement width ranging from 66 - 74 ft 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: 9721 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

Variances 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), with the TO-1 (Technology Park Overlay) district covering a portion of the property. The request is for C-H-1 (Highway Commercial), and the TO-1 (Technology Park Overlay) district would be retained.

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

BACKGROUND: The subject property is part of the former Scripps/Discovery Network Campus. The 33-acre site was subdivided into three lots in 2023.

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 supports the General Plan's Development Policy 1.9, to help identify and recruit businesses that can benefit from the Technology Corridor's access to surrounding amenities. The flexibility in allowed uses in the C-H-1 district encourages the re-use of an established campus situated at an ideal location for economic growth within the Technology overlay.

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 zoning district is a zone that can be considered in the MU-CC land use type.

3. Zoning Ordinance:

a. The C-H-1 (Commercial Highway) district is intended to provide for higher-intensity commercial uses of a predominantly auto-oriented character. The subject property is accessed via Sherrill Blvd, a major collector street that, as such, is intended to accommodate and move higher volumes of traffic 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. The proposed C-H-1 district would allow for flexibility in the reuse of the former Scripps Network Campus. Additionally, several individual properties in the area have been developed under C-H-1 zoning.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

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 on the I-40 corridor.

2. Because the requested zone allows compatible uses with those already in the area, and the property is located off a classified street, no adverse impacts are expected on the surrounding area.

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: