

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number: 11-B-20-TOR

Applicant: RUSTY BAKSA / LAND DEVELOPMENT SOLUTIONS

Request: REZONING

Meeting Date: 11/9/2020

Address: 10611 Hardin Valley Rd.

Map/Parcel Number: 104 00105

Location: North side of Hardin Valley Rd., west side of Cherahala Rd. at their intersection

Existing Zoning: CA (General Business) / TO (Technology Overlay)

Proposed Zoning: OB (Office, Medical, and Related Services) / TO Technology Overlay

Existing Land Use: Vacant land

Proposed Land Use: Not known at this time

Appx. Size of Tract: 2.77 acres

Accessibility: The site would most likely be accessed from Pentwater Drive, a local road with a 25.9-ft pavement width inside a 50-ft right-of-way. However, the parcel also has frontage on Cherahala Boulevard and Hardin Valley Road. Cherahala Boulevard is a local road with a 38-ft pavement width in the south direction of travel inside a right-of-way width of 144.5 ft at this location. Hardin Valley Road is a minor arterial with a pavement width of 29.5 ft inside a 100-ft right-of-way.

Surrounding Zoning and Land Uses: North: BP (Business and Technology Park) / TO (Technology Overlay) - Offices

South: PC (Planned Commercial) / TO (Technology Overlay) - A bank and a strip center

East: CA (General Business) / TO (Technology Overlay) - Gas station

West: CA (General Business) / TO (Technology Overlay) - Offices

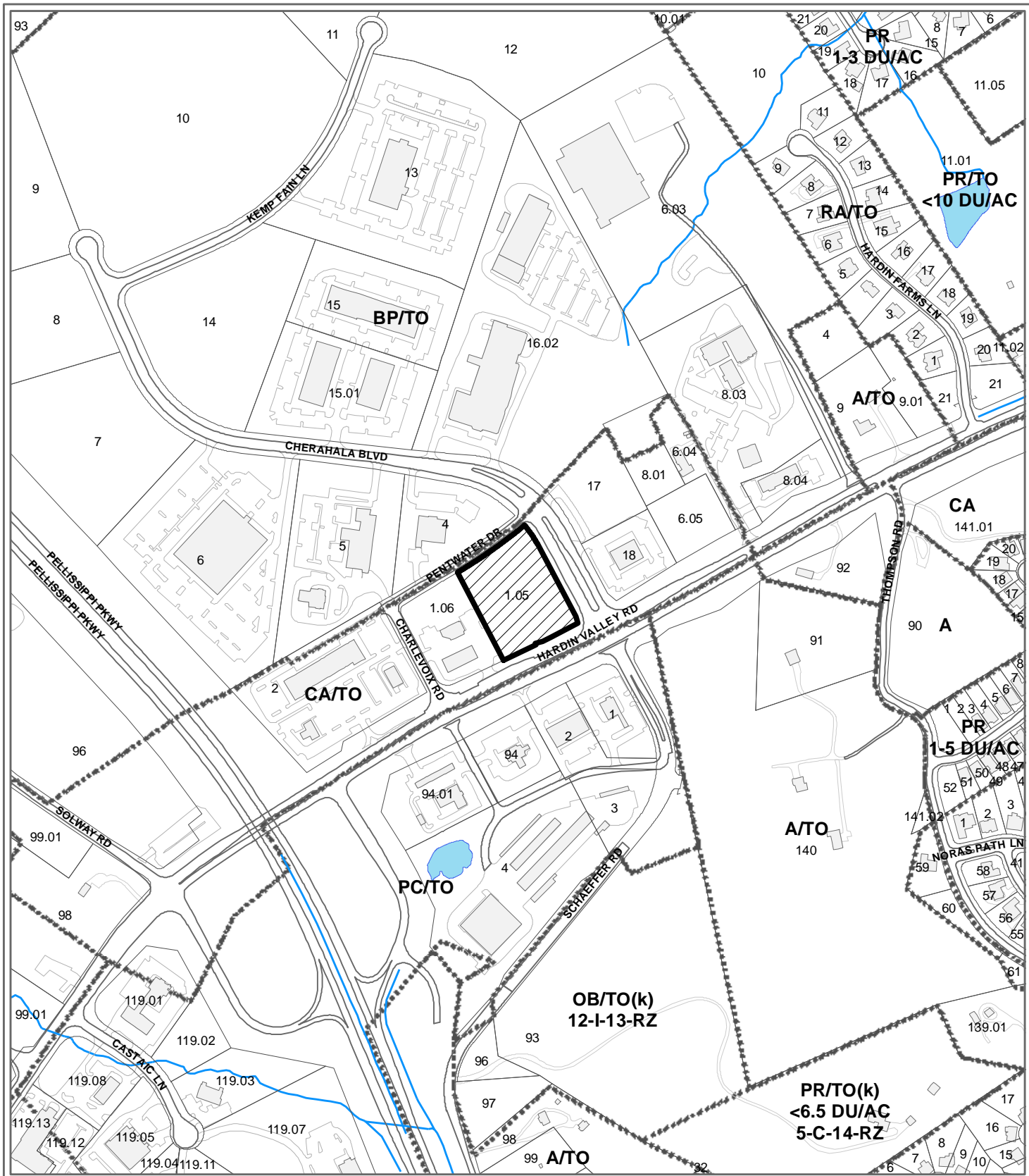
Comments: The OB/TO zoning is consistent with the recommended sector plan designation of O (Office). This parcel is adjacent to BP (Business Park) / TO zoning within the business park immediately to the north. This rezoning from CA (General Business) to O (Office) better reflects the transition into the office environment of the Pellissippi Corporate Center. The OB/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board if the use is a use other than single family residential and/or duplexes.

Design Guideline Conformity: N/A

Waivers and Variances Requested: None noted.

Staff Recommendation:

APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.



**11-B-20-TOR
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

Original Print Date: 10/26/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Baksa / Land Development Solutions, Rusty

Map No: 104
 Jurisdiction: County
 0 500
 Feet





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Land Development Solutions
 Date Filed: 10/1/20 Fee Paid: \$175.00 File Number: 11-B-20-TDR
 Map Number: 104 Zoning District: CA/TO
 Jurisdiction: City Councilmanic District County ⁶ Commission District

PROPERTY INFORMATION

ADDRESS: 10611 Hardin Valley Road
STREET NUMBER AND NAME
 GENERAL LOCATION: Intersection of Harding Valley Rd & Cherahala
 PARCEL NUMBER(S): 104 00105
 SIZE OF TRACT: 2.77 ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT – New Construction
- BUILDING PERMIT – Expansion or Renovation
- BUILDING PERMIT – Grading Plan
- REZONING
 From: CA/TO
 To: OB/TO
- SIGNAGE
- ZONING VARIANCE – (Describe and give reason)


NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN
- OTHER:

APPLICATION CORRESPONDENCE – All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: E. J. (Rusty) Baksa, Jr. P.E. Phone: 865-671-2281 Fax: 865-671-2283
 Mailing Address: 310-K Simmons Rd, Knoxville, TN 37922

APPLICATION AUTHORIZATION – I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: 
PLEASE PRINT
 Name: E. J. (Rusty) Baksa, Jr. P.E. Phone: 865-671-2281 Fax: 865-671-2283
 Mailing Address: 310-K Simmons Rd, Knoxville, TN 37922

APPLICATION ACCEPTANCE – Staff Member who accepted this application: Sherry Micheniz

