

# Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number: 11-C-20-TOR

**Applicant:** USCC SERVICES, LLC

**Request:** REZONING

**Meeting Date:** 11/9/2020

**Address:** 875 Cornerstone Dr.

**Map/Parcel Number:** 131 069

**Location:** Southeast of Lovell Road and Northwest of Murdock Drive

**Existing Zoning:** CB (Business and Manufacturing) / TO (Technology Overlay)

**Proposed Zoning:** OB (Office, Medical, and Related Services)

**Existing Land Use:** U.S. Cellular Soccer Complex on the northwestern part of the site and vacant land in the southeastern part of the site

**Proposed Land Use:** Not known at this time

**Appx. Size of Tract:** 31.45 acres

**Accessibility:** This property has frontage on three rights-of-way, and access could be from any one of them. Lovell Road is a minor arterial controlled by TDOT and has a pavement width of 71 ft within a right-of-way width of 100 ft. Murdock Drive is a minor arterial with a pavement width of 43.5 ft within a right-of-way width of 88 ft. And Cornerstone Drive is a local street with a pavement width of 39.2 ft within a right-of-way width of 50 ft.

**Surrounding Zoning and Land Uses:** North: A (Agricultural) / TO (Technology Overlay) and RA (Low Density Residential) - Single family residences

South: CB (Business and Manufacturing) / TO (Technology Overlay) - Strip center

East: BP (Business and Technology Park) / TO (Technology Overlay) and PC (Planned Commercial) / TO (Technology Overlay) - Office/warehouses

West: CB (Business and Manufacturing) - Office/call center

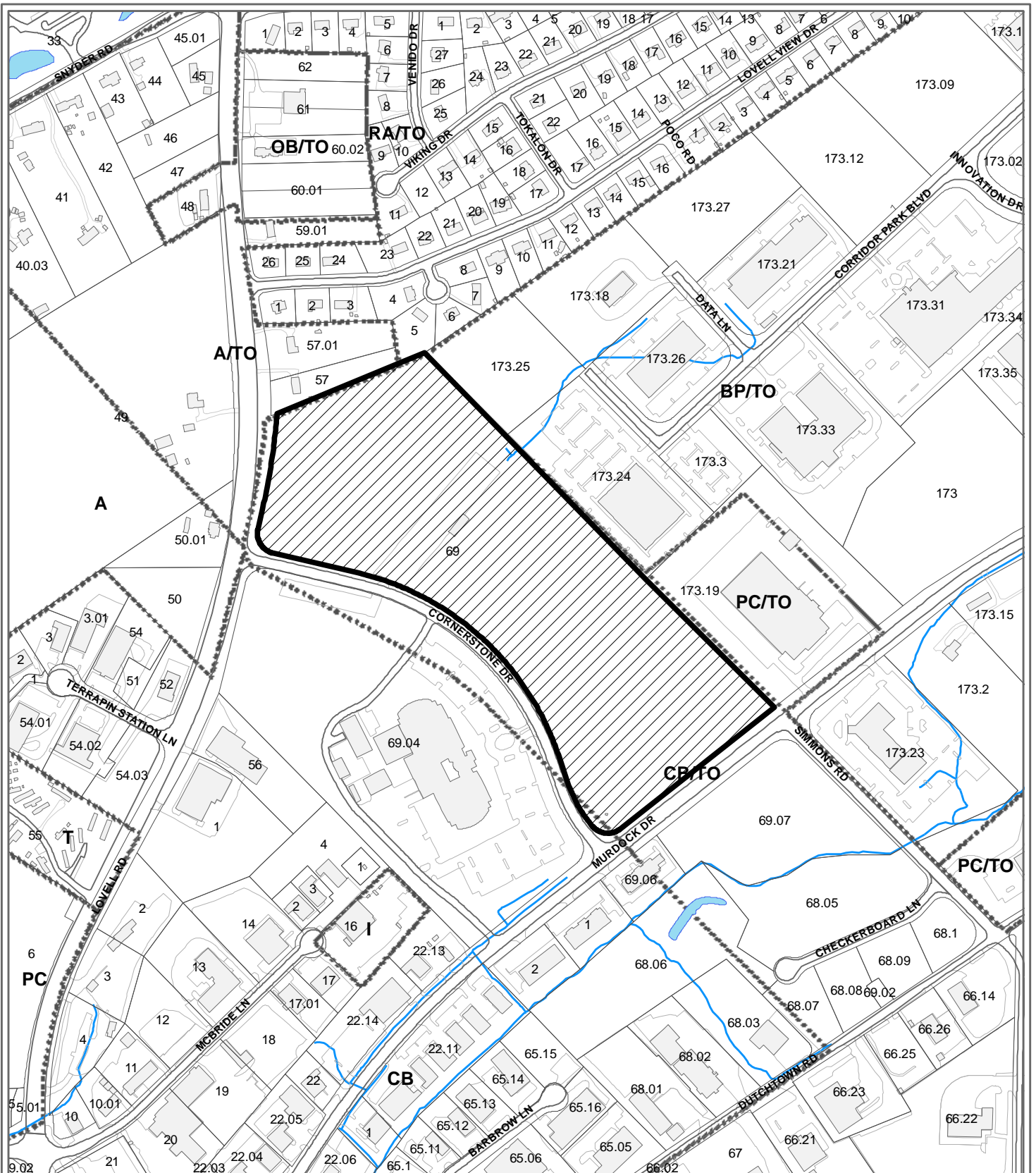
**Comments:** The OB/TO zoning is consistent with the recommended sector plan designation of O (Office). This parcel is adjacent to BP (Business Park) / TO zoning along Murdock Drive. The US Cellular Soccer Complex at this location is noted in the Knoxville-Knox County Park, Recreation and Greenways Plan (adopted December 2009). However, this is a privately owned park facility. 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, Medial and Related Services) / TO (Technology Overlay) zoning.



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

Petitioner: USCC Services, LLC



Purpose of Request: Rezoning

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

Map No: 131  
 Jurisdiction: County

0      500  
 Feet





# CERTIFICATE OF APPROPRIATENESS

Name of Applicant: USCC Services, LLC  
 Date Filed: 9-17-2020 Fee Paid: \$175.00 File Number: 11-C-20-TDR  
 Map Number: 131069 Zoning District: CB/TO  
 Jurisdiction:  City  Councilmanic District  County 6 Commission District

## PROPERTY INFORMATION

ADDRESS: 875 Cornerstone Drive, Knoxville, Tennessee 37932

STREET NUMBER AND NAME

GENERAL LOCATION: Southeast of Lovell Road and Northwest of Murdock Drive

PARCEL NUMBER(S): 131069

SIZE OF TRACT: +/- 31.45  ACRES  SQUARE FEET

## PURPOSE OF REQUEST

- BUILDING PERMIT — New Construction
- BUILDING PERMIT — Expansion or Renovation
- BUILDING PERMIT — Grading Plan
- REZONING  
 From: CB/TO  
 To: OB
- 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: Benjamin C. Mullins, Esq. Phone: (865) 546-9321 Fax: (865) 637-5249  
 Mailing Address: P.O. Box 39; Knoxville, TN 37902

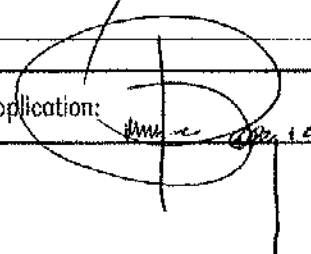
## APPLICATION AUTHORIZATION — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: 

PLEASE PRINT

Name: Benjamin C. Mullins, Esq. Phone: (865) 546-9321 Fax: (865) 637-5249  
 Mailing Address: P.O. Box 39; Knoxville, TN 37902


## APPLICATION ACCEPTANCE — Staff Member who accepted this application:



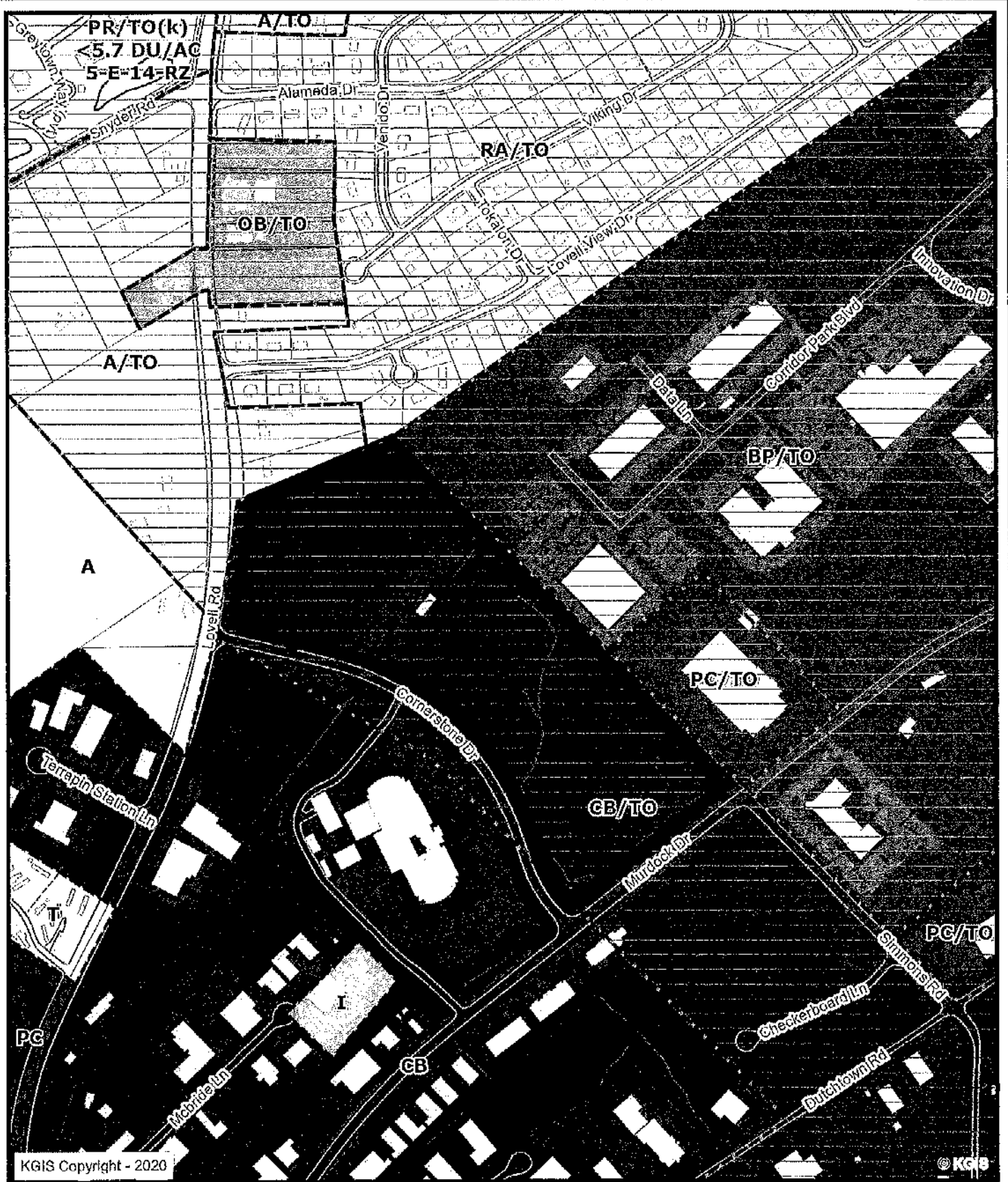
**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

(Please sign in black or blue Ink)

NAME Complete Mailing Address Owner Option

X  8410 West Bryn Mawr Avenue, Chicago, IL 60631 \_\_\_\_\_

DOUGLAS W. CHAMPGAS \_\_\_\_\_ X  
EXECUTIVE VICE PRESIDENT \_\_\_\_\_  
USCC SERVICES, LLC \_\_\_\_\_

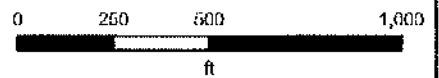


**Current Zoning**  
875 Cornerstone Drive

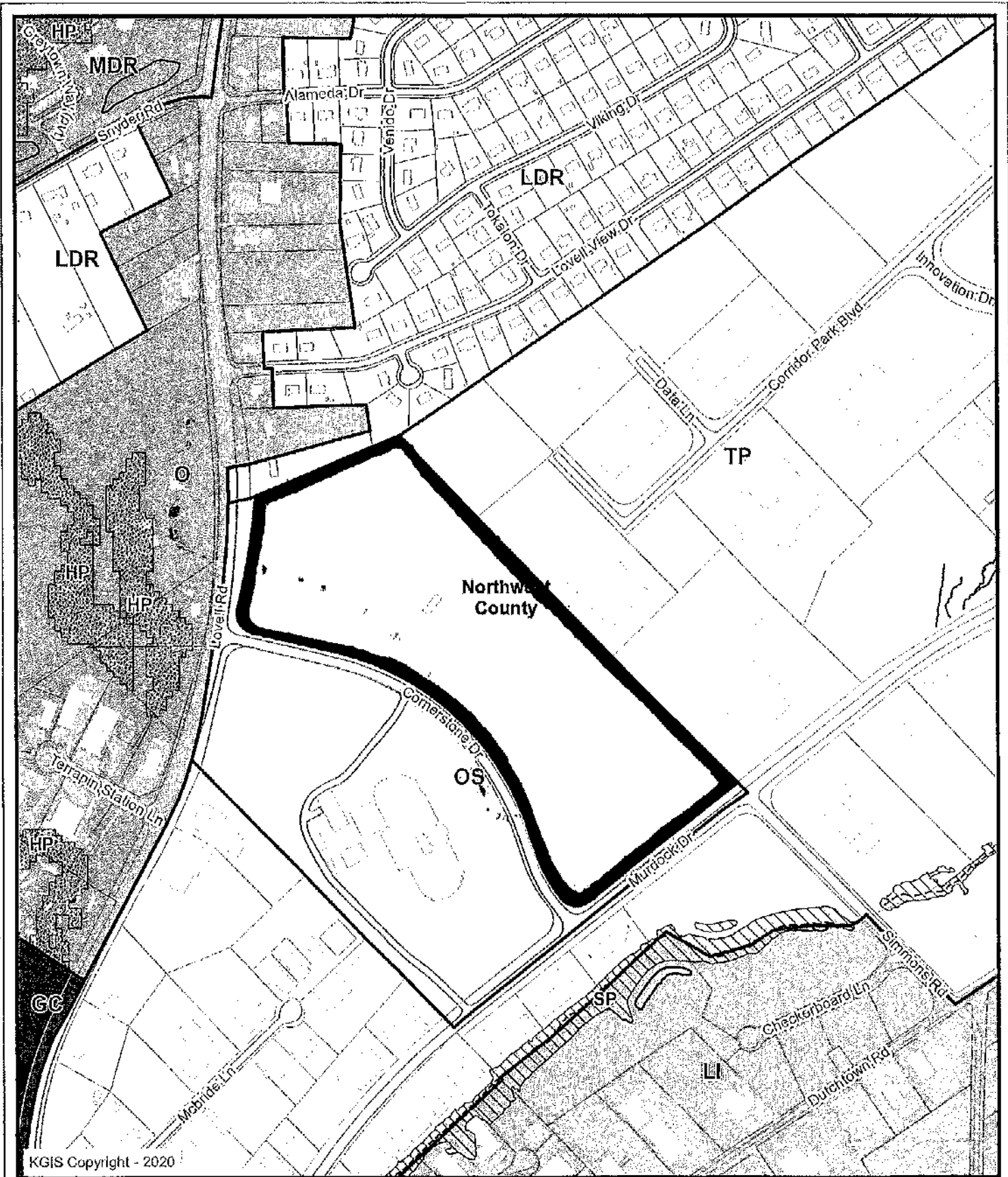
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**Current Sector Plan**  
875 Cornerstone Drive

**Knoxville - Knox County - KUB Geographic Information System**



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