

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

9-A-20-TOR

Applicant: JOHN WALLACE

Request: REZONING

Meeting Date: 9/8/2020

Address: 940 Sanctuary Ln.

Map/Parcel Number: 118 7402

Location: Northwest end of Sanctuary Ln., northwest of the intersection of Pellissippi Pkwy. and Dutchtown Rd.

Existing Zoning: BP (Business and Technology)/TO (Technology Overlay)

Proposed Zoning: PC (Planned Commercial) / TO (Technology Overlay)

Existing Land Use: Office

Proposed Land Use:

Appx. Size of Tract: 8.099 acres

Accessibility: Access is via Sanctuary Lane, a local road with a pavement width of 24 feet within a right-of-way width of 50 feet.

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

South: BP (Business Park and Technology) /TO (Technology Overlay) - Vacant land

East: PR (Planned Residential) / TO (Technology Overlay) - Residences

West: BP (Business Park and Technology) /TO (Technology Overlay) - Townhouses (across Pellissippi Parkway)

Comments: The PC/TO (Planned Commercial/Technology Overlay) is consistent with the sector plan designation of MU-SD (Mixed Use Special District) NWCO-3 Dutchtown Road/Lovell Road, which allows consideration of Planned Commercial Zoning. The PC/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board. A use on review approval will be required by the Planning Commission.

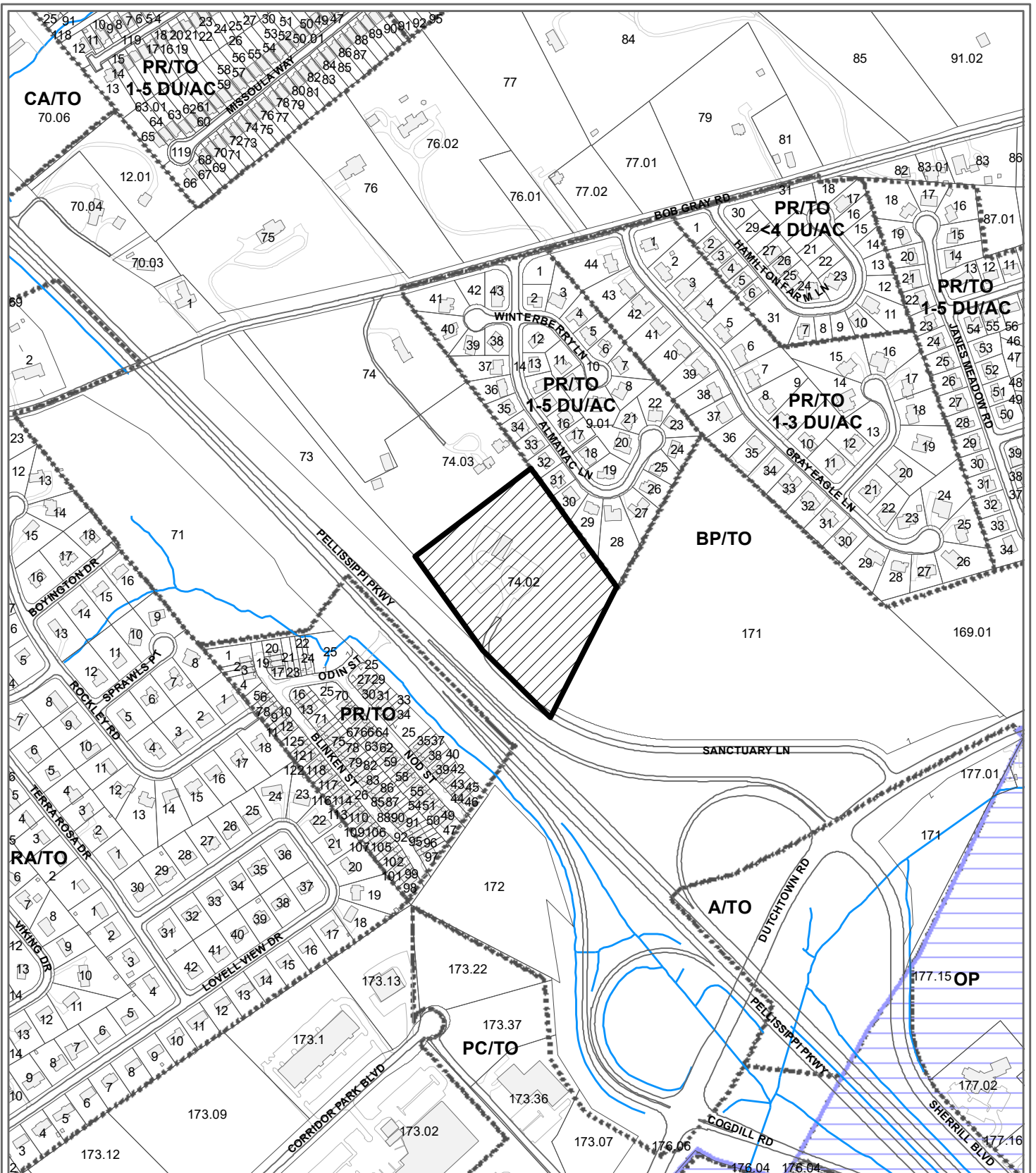
The impact to the street system will be addressed through the review of a Transportation Impact Analysis (TIA), if one is warranted. This will be required to be submitted as part of the use on review development plan package, but only if more than 750 daily trips are generated through the proposed development. Any recommendations from a TIA, if one is required, will need to be included on the final plans for the site.

**Design Guideline
Conformity:**

**Waivers and Variances
Requested:** N/A

Staff Recommendation:

APPROVE the Certificate of Appropriateness for a rezoning to PC (Planned Commercial) / TO (Technology Overlay) zoning.



**9-A-20-TOR
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning, Signage

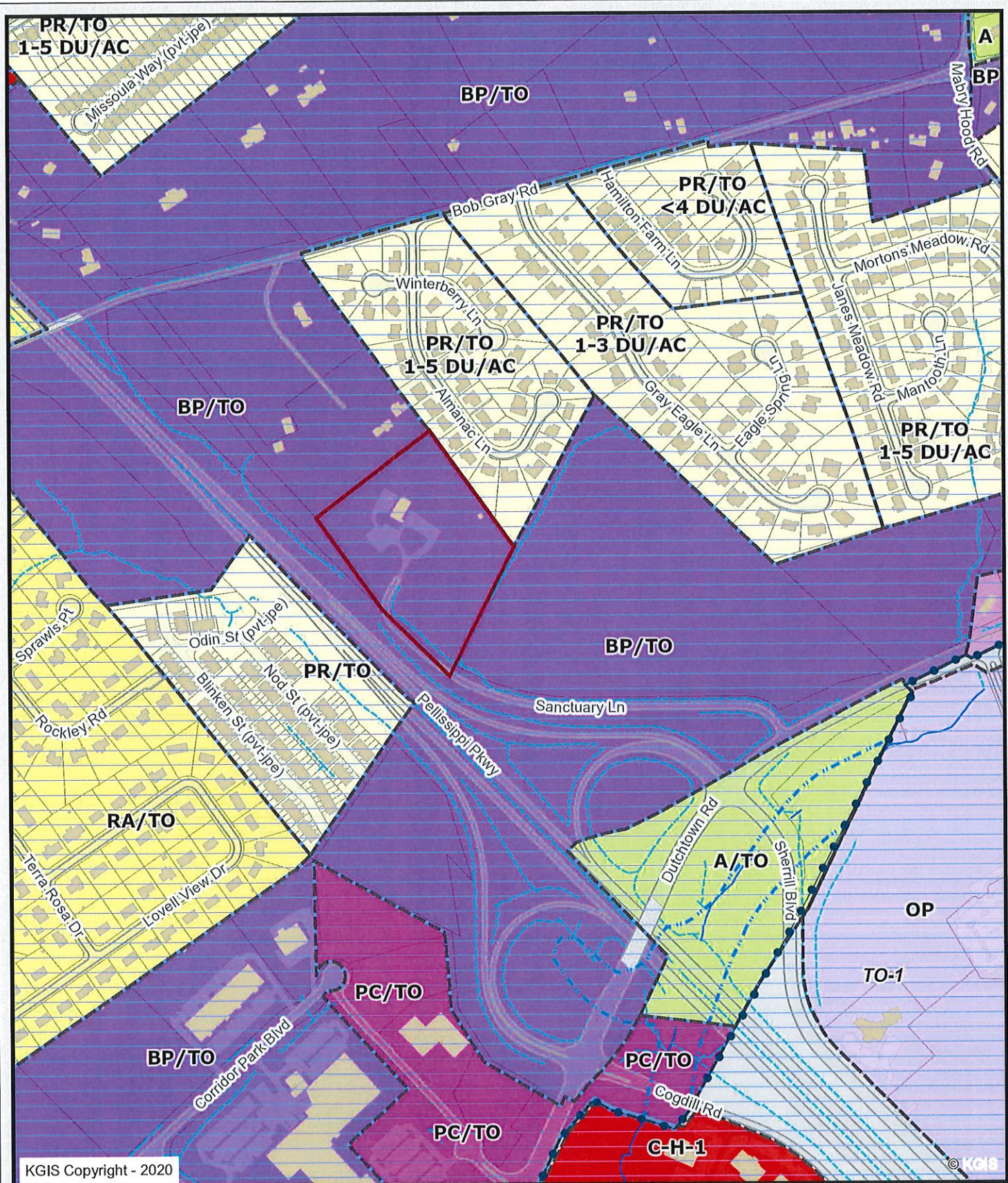
Original Print Date: 8/14/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Wallace, John

Map No: 118

Jurisdiction: County



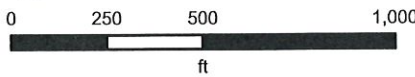


940 Sanctuary Ln.

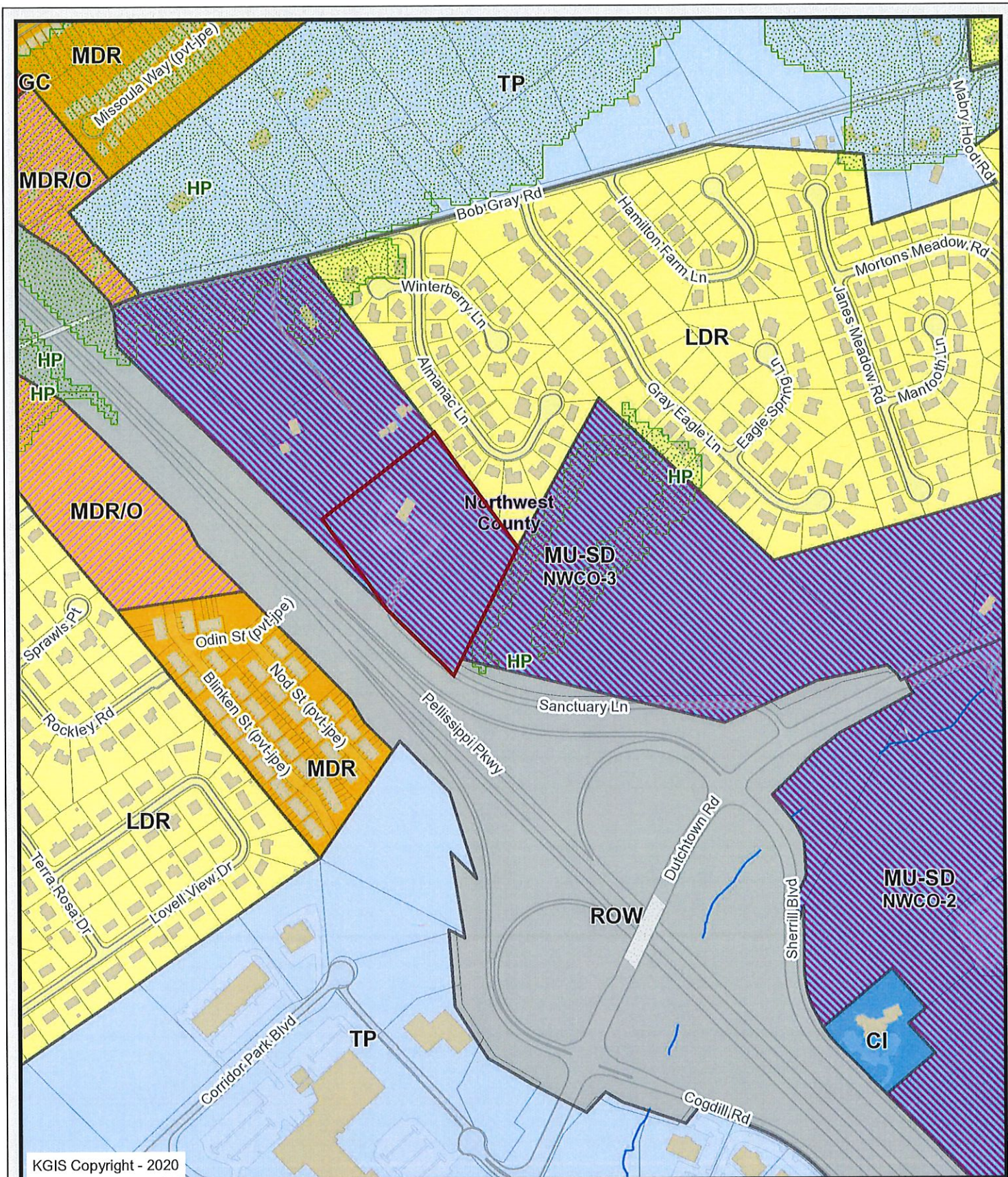
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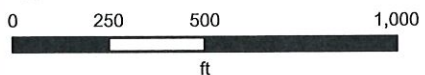


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940 Sanctuary Ln.



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45°38' E 55'




SITE DATA:
 CURRENT KNOX COUNTY ZONING: BP/TO (BUSINESS PARK/TECHNOLOGY OVERLAY)
 PROPOSED KNOX COUNTY ZONING PC/TO (PLANNED COMMERCIAL /TECHNOLOGY OVERLAY)
[PENDING]

PARKING COUNT (PER 3.50.10 OF THE KNOX COUNTY MUNICIPAL CODE):

- INDUSTRIAL = 4,945 SF (3 EMPLOYEES): (2) PARKING SPOTS
- TASTING ROOM = 4,900 SF/100: (49) PARKING SPOTS
- OFFICE = 800 SF/250: 3.2: (4) PARKING SPOTS

TOTAL PARKING SPOTS REQUIRED: (55) PARKING SPOTS
TOTAL PARKING SPOTS PROVIDED: (58) PARKING SPOTS

ACCESSIBLE PARKING REQUIREMENTS (2018 IBC, TABLE 1106.1):
 TOTAL PARKING SPACES (51-75): (3) ACCESSIBLE SPOTS REQUIRED
(3) ACCESSIBLE PARKING SPOTS PROVIDED

 = NEW PERVIOUS AREA ADDED (5,083 SF)
 = NEW IMPERVIOUS AREA ADDED (2,935 SF)
 = NEW PERVIOUS PAVERS ADDED (725 SF)



#1921 - WILD SPACES BREWING AND FARMSTEAD
 510 SANCTUARY LANE, KNOXVILLE, TN 37932

TTCDA | REZONING APPLICATION
 24 JULY 2020

PARKING STUDY
 SCALE 1"= 30'-0"



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: John Wallace

Date Filed: 7/29/2020 Fee Paid: \$175 File Number: 9-A-20-TOR

Map Number: 118 07402 Zoning District: BP/TO

Jurisdiction: City _____ Councilmanic District County 6th Commission District

PROPERTY INFORMATION

ADDRESS: 940 Sanctuary Lane, Knoxville, TN 37932

STREET NUMBER AND NAME

GENERAL LOCATION: Near the Intersection of Pellissippi & Dutchtown Road

PARCEL NUMBER(S): 118 07402

SIZE OF TRACT: 8.099 ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT – New Construction
- BUILDING PERMIT – Expansion or Renovation
- BUILDING PERMIT – Grading Plan
- REZONING
 - From: BP/TO
 - To: PC/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: John L. Sanders Phone: (865) 329-0316 Fax: NA

Mailing Address: 514 W Jackson Ave, Suite 102, 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: John L. Sanders Phone: (865) 329-0316 Fax: NA

Mailing Address: 514 W Jackson Ave, Suite 102, Knoxville, TN 37902

APPLICATION ACCEPTANCE

 – Staff Member who accepted this application: Michelle Portier



