

Applicant: BENJAMIN C. MULLINS**Request:** REZONING**Meeting Date:** 10/11/2021**Address:** 10209 Sherrill Blvd.**Map/Parcel Number:** 118 17716**Location:** South end of Century Park Boulevard, east of Sherrill Boulevard, west of Mabry Hood Road.**Existing Zoning:** OP (Office Park) / TO-1 (Technology Overlay)**Proposed Zoning:** C-G-3 (General Commercial) / TO-1 (Technology Overlay)**Existing Land Use:** Vacant land**Proposed Land Use:** The proposed use is not to be considered at this time as rezonings should consider all allowed uses in a zone.**Appx. Size of Tract:** 23.65 acres**Accessibility:** This property has frontage on Century Park Boulevard, Sherrill Boulevard, and Mabry Hood Road. Century Park Boulevard is a local road with a 51-ft pavement width and a landscaped median inside a 73-ft right-of-way. Sherrill Boulevard is a major collector with a 47-ft pavement width with 2 travel lanes in each direction inside the Pellissippi Parkway right-of-way. Mabry Hood Road is a minor collector with an 18-ft pavement width inside a 56-ft right-of-way.**Surrounding Zoning and Land Uses:**
North: OP (Office Park) - Office building
South: OP (Office Park) - University of Phoenix and vacant land
East: AG (Agricultural) - Single family dwellings
West: Pellissippi Parkway right-of-way**Comments:**
1) This is a request to rezone the subject property from the OP (Office Park) District to the C-G-3 (General Commercial) District. The TO-1 (Technology Overlay) District would be retained.
2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on October 14, 2021 (Case 10-H-21-RZ).
3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The C-G-3 zone is consistent with the Northwest County Sector Plan's MU-SD, NWCO-2 (Mixed Use-Special District, Century Park) land use designation. This designation allows several land use classes, one of which is the MU-CC (Mixed Use-Community Center) designation, which in turn allows C-G zoning.
4) This property is located within the city limits of the City of Knoxville. The rezoning meets the City of Knoxville Zoning Ordinance Requirements for rezonings (Article 16.1.3, Subsections 1-3), which the Planning Commission considers when hearing rezoning cases.
5) The property meets the intent of the zoning designation as described in the City's Zoning Ordinance, which states that the C-G (General Commercial) District is intended to "provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors." The property is close to a commercial node at the intersection of Mabry Hood Road and Pellissippi Parkway to the south, and another node across Pellissippi Parkway along Cogdill Road.
6) The applicant is proposing to build a multifamily development at this location. However, the

number of dwelling units to be constructed is not known at this time because the City's zoning ordinance does not regulate density as a function of du/ac. Multifamily developments are required to meet the Design Guidelines of the TTCDA, so site plans would be reviewed for approval by this board.

7) 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. C-G zoning allows a wide mix of commercial uses, most of which are compatible with the area. Those few uses that have the potential to be problematic (gas station, vehicle rental, vehicle repair/service) are allowed by special use, so the Planning Commission would review applications for any of those uses should the applicant's intended development not come to pass.

8) This property is surrounded by office parks to the north and south, and commercial properties are already present in the area to the south. Pellissippi Parkway is adjacent to the west. No adverse impacts are expected for those properties since they are of a business nature.

9) The City's landscaping requirements, and the more stringent design requirements of the TTCDA, will help mitigate any adverse impacts related to site or building design on the residential properties across Mabry Hood Road. Additionally, the eastern portion of the site contains steeper slopes and a pond, and is therefore less likely to be developed with buildings.

10) The property fronts two streets classified as collectors – Sherrill Boulevard is a major collector to the west, and Mabry Hood Road is a minor collector to the east. Traffic therefore will likely come from these two roads or from Century Park Boulevard, which is developed with office parks, and not through side streets.

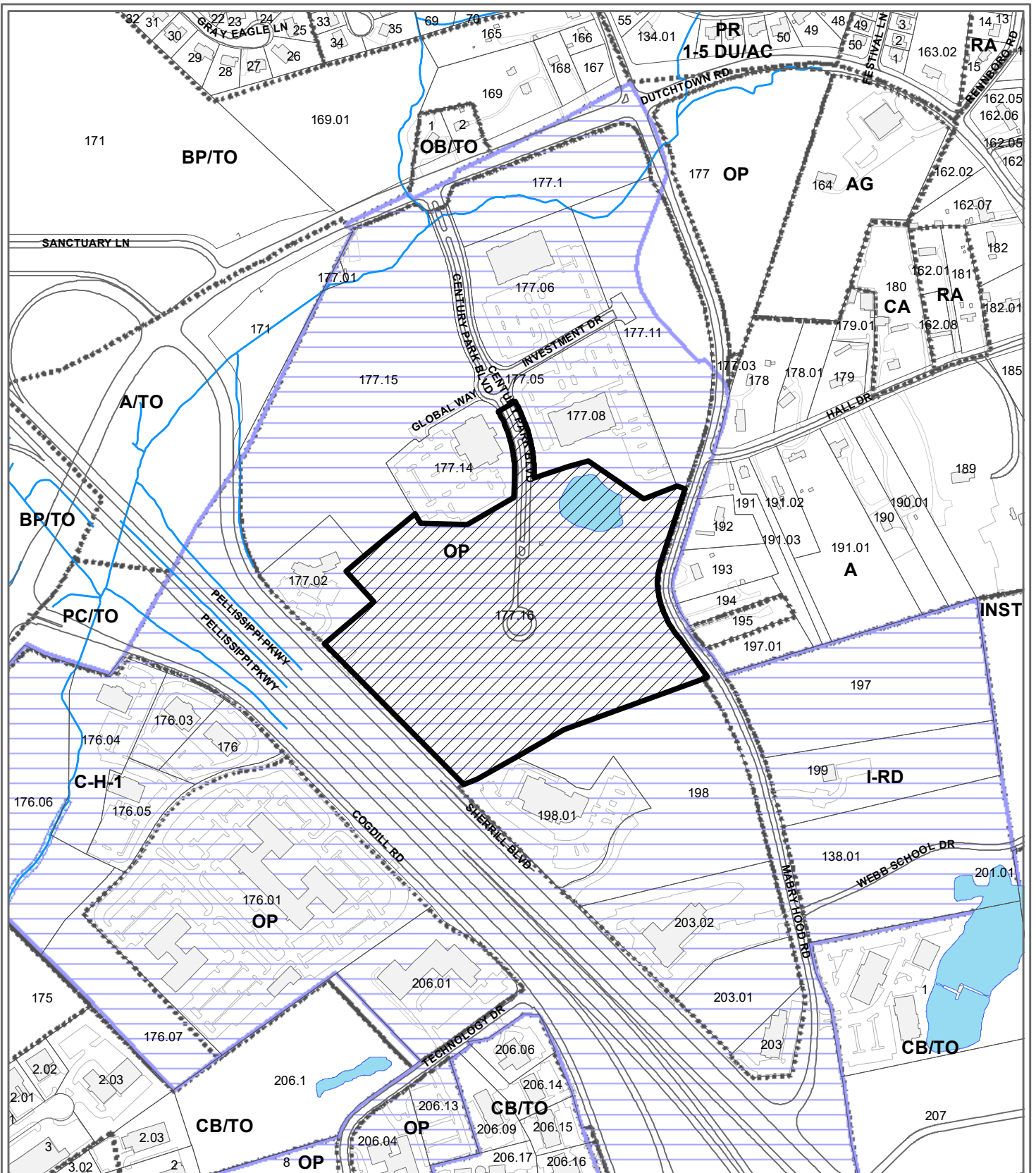
11) As mentioned previously, surrounding properties in the immediate vicinity were developed as office parks. The remaining properties have remained vacant and demand for office parks has since dropped. However, demand for housing has increased significantly, particularly for properties close to jobs or to transit. This property is surrounded by possible employment centers, from the office space in the adjoining properties to the north and south along Sherrill Boulevard and along Mabry Hood Road.

Design Guideline Conformity:	N/A
---	-----

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

Staff Recommendation:

Approve C-G-3 (General Commercial) zoning because it is in compliance with the sector plan's land use designation and is not expected to cause any adverse impacts.



**10-A-21-TOR
CERTIFICATE OF APPROPRIATENESS**

Purpose of Request: Rezoning

From: OP (Office Park) / TO (Technology Overlay)

To: C-G-3 (General Commercial) / TO (Technology Overlay)

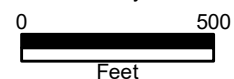


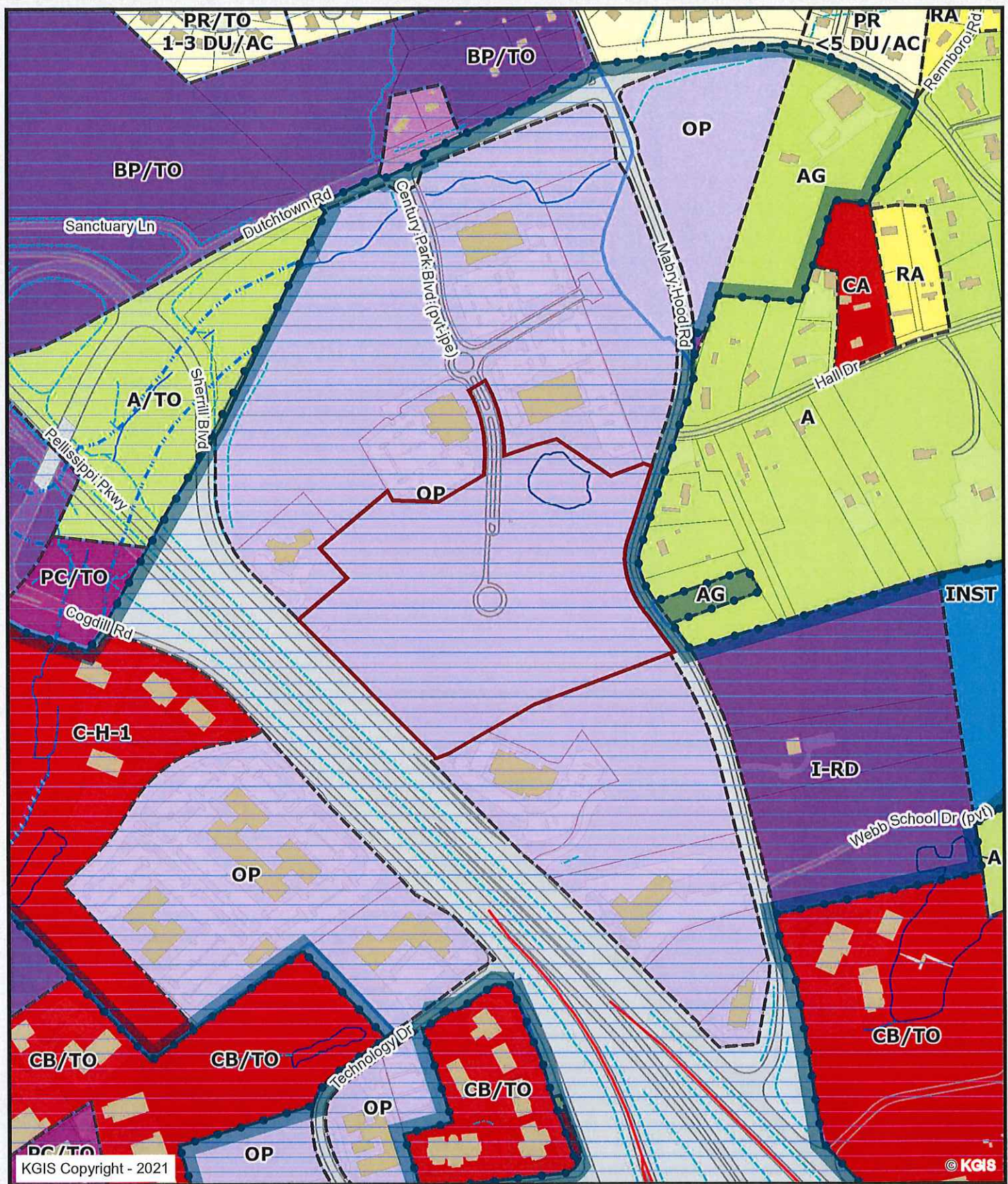
Original Print Date: 9/9/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mullins, Benjamin C.

Map No: 118

Jurisdiction: City



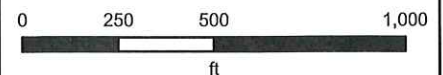


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/24/2021 at 12:12:59 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Brand Properties

Date Filed: 08/24/21 Fee Paid: \$175.00 File Number: 10-A-21-TOR

Map Number: 118-17716 Zoning District: OP/TO

Jurisdiction: ☒ City 2nd Councilmanic District ☐ County _____ Commission District

PROPERTY INFORMATION

ADDRESS: 10209 Sherrill Blvd.

STREET NUMBER AND NAME

GENERAL LOCATION: South end of Center Park Dr., Northeast of Sherrill Blvd., West of Mabry Hood Rd

PARCEL NUMBER(S): 118 17716

SIZE OF TRACT: +/- 23.65 ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

- ☐ BUILDING PERMIT — New Construction
☐ BUILDING PERMIT — Expansion or Renovation
☐ BUILDING PERMIT — Grading Plan

☒ REZONING

From: OP/TO

To: C-G-3/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: Benjamin C. Mullins, Esq. Phone: (865) 546-9321 Fax: (865) 637-5249

Mailing Address: 550 W. Main Street, Suite 500; 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: 550 W. Main Street, Suite 500; 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
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Dutchtown G.D.

1225 E. Weisgarber Road, Ste. 390; Knoxville, TN 37909

X

Brand Properties

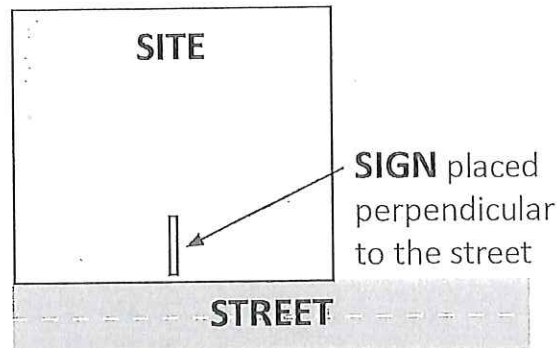
3328 Peachtree Road NE, Ste. 100; Atlanta, GA 30326

x

PRESIDENT

X

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Sept 29 (Wed) and Oct 15 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Brand Properties
 Date: 8/24/2021
 File Number: 10-A-21-TOR

☐ Sign posted by Staff
☒ Sign posted by Applicant