

**Applicant:** MICHAEL BRINEGAR / THE CORNERSTONE GROUP

**Request:** REZONING

**Meeting Date:** 5/9/2022

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**Address:** 0 Carmichael Rd.

**Map/Parcel Number:** 104 109

**Location:** North side of Carmichael Road, west of Valley Vista Road

**Existing Zoning:** PR (Planned Residential) up to 12 du/ac / TO (Technology Overlay)

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

**Existing Land Use:** Vacant land

**Proposed Land Use:** Multifamily housing

**Appx. Size of Tract:** 21.31 acres

**Accessibility:** Access is via Carmichael Road, a minor collector street with a 40-ft pavement width within a 60-ft right-of-way. Access is also via Valley Vista Road, a minor collector street with a 42-ft pavement width within a 70-ft right-of-way.

**Surrounding Zoning and Land Uses:** North: OB (Office, Medical and Related Services) / TO (Technology Overlay - Apartment complexes, forest & utility easements)

South: A (Agricultural) / TO (Technology Overlay) & BP (Business and Technology Park) / TO (Technology Overlay) - Single family residential & forest

East: BP (Business and Technology Park) / TO (Technology Overlay) & OB (Office, Medical and Related Services) / TO (Technology Overlay) - Forest

West: RA (Low Density Residential) / TO (Technology Overlay) - Single family residential

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**Comments:**

- 1) This is a request to rezone the subject property from the PR (Planned Residential) zone with a density of up to 12 dwelling units per acre, to the OB (Office, Medical and Related Services) zone. The TO (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 May 12, 2022 (Case 5-H-22-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 OB zone is consistent with the Northwest County Sector Plan's MU-SD NWCO-5 (Mixed Use-Special District, Carmichael Road/Hardin Valley) land use designation.
- 4) Much of the property is located in the Hillside and Ridgetop Protection (HP) area, and a slope analysis was conducted to determine parameters for future development there. The maximum recommended slope disturbance is 11.2 acres of the total 19.86 acres within the HP area.
- 5) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 6) The property meets the intent of the zoning designation as described in the County's Zoning Ordinance, which states that the OB zone "provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations

for business offices, clinics, medical, and dental offices near residential neighborhoods." The subject property is surrounded by multi-family and single-family residential development. 7) The property fronts Carmichael Road and Valley Vista Road, which are classified as minor collectors. The property is .18 mile from Pellissippi Parkway, an expressway. Therefore, additional traffic would not be routed through residential streets to access this property.

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**Design Guideline  
Conformity:** N/A

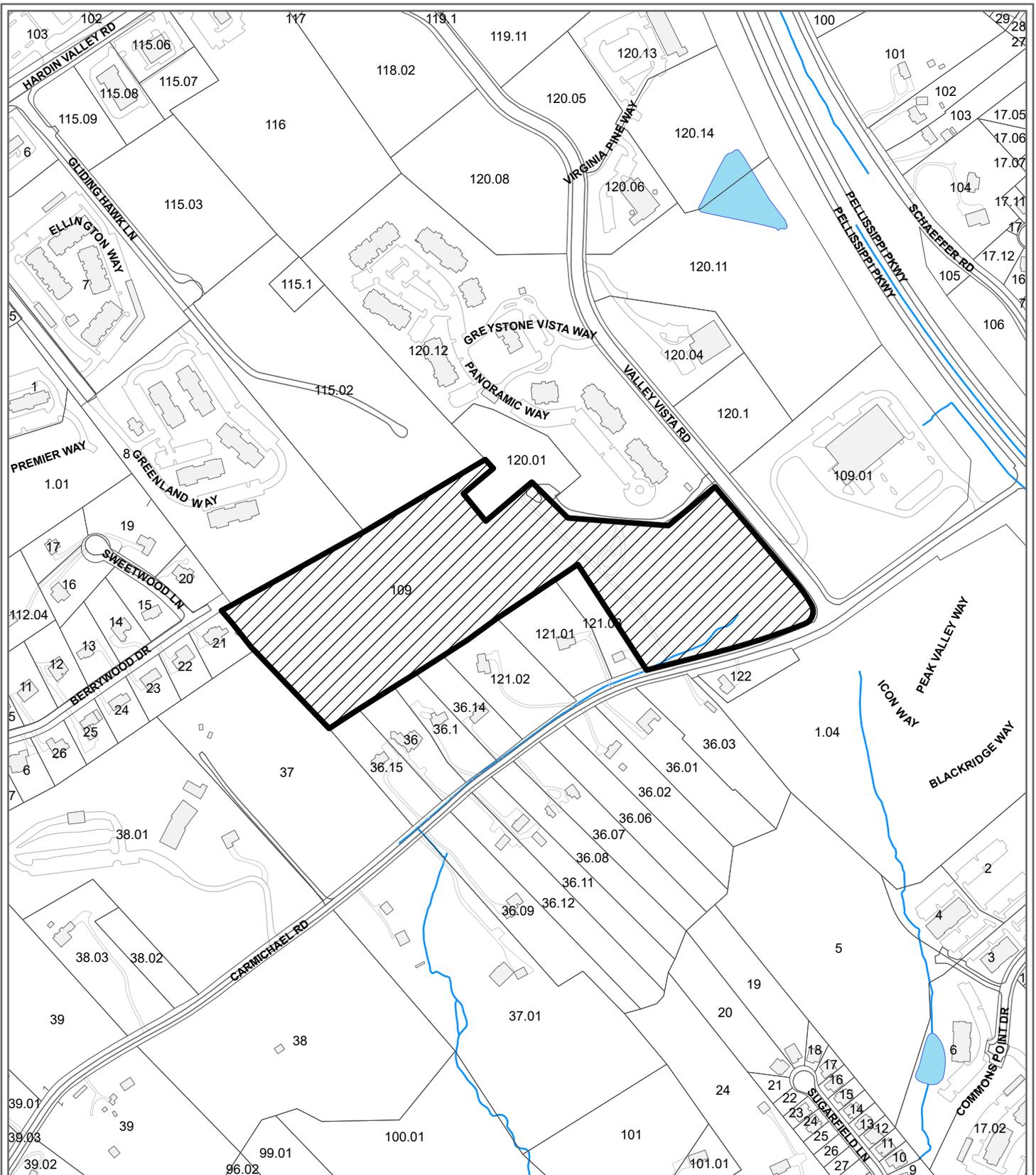
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**Waivers and Variances  
Requested:** N/A

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**Staff Recommendation:**

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



**5-A-22-TOR  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

Original Print Date: 4/18/2022      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Michael Brinegar / The Cornerstone Group

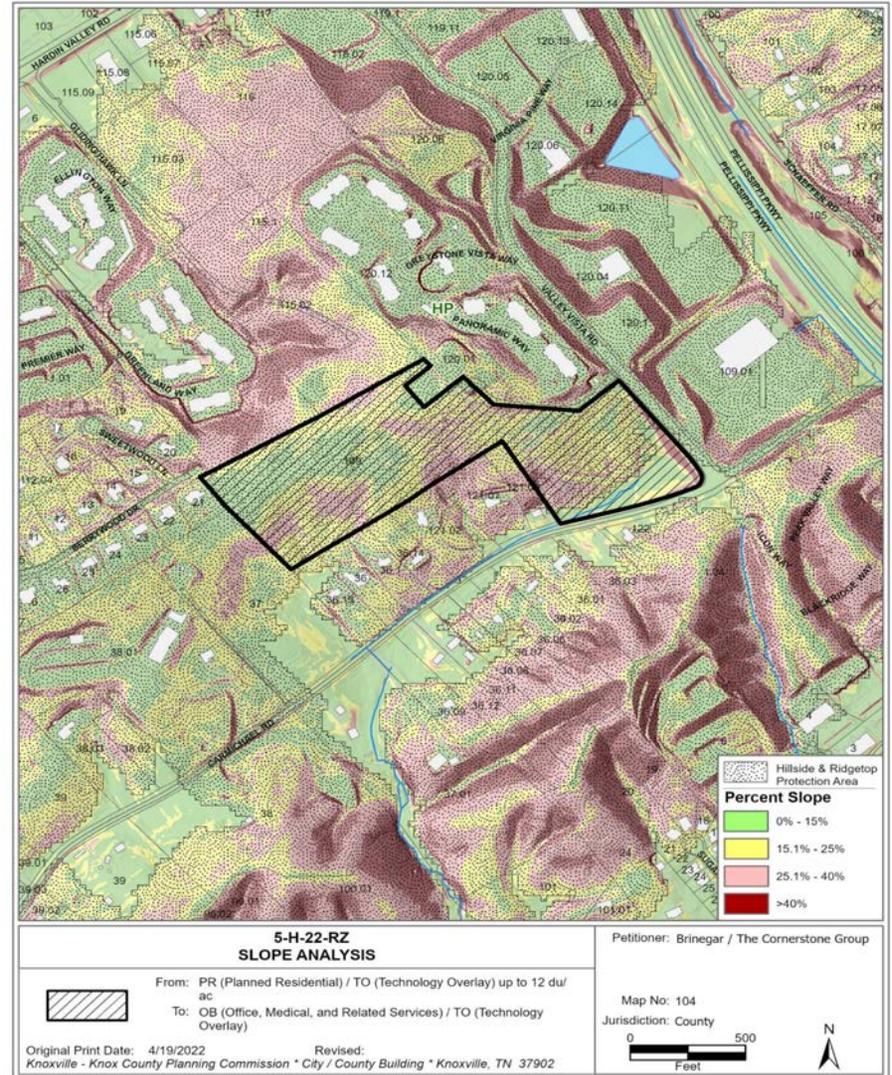
Map No: 104  
 Jurisdiction: County

0      500  
 Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>22.02</b>		
Non-Hillside	2.16	N/A	
0-15% Slope	5.48	100%	5.5
15-25% Slope	9.65	50%	4.8
25-40% Slope	4.47	20%	0.9
Greater than 40% Slope	0.26	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	19.86	Recommended disturbance budget within HP Area (acres)	<b>11.2</b>
		Percent of HP Area	<b>0.6</b>

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	2.16	5.00	10.8
0-15% Slope	5.48	4.00	21.9
15-25% Slope	9.65	2.00	19.3
25-40% Slope	4.47	0.50	2.2
Greater than 40% Slope	0.26	0.20	0.1
Ridgetops	0.00	3.00	0.0
<b>Subtotal: Sloped Land</b>	<b>19.86</b>		<b>43.5</b>
<b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b>	<b>22.02</b>	<b>2.47</b>	<b>54.3</b>
<b>Proposed Density (Applicant)</b>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>





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|--|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION        | <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE             | <input type="checkbox"/> BOARD REVIEW          |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN            | <input type="checkbox"/> ZONING VARIANCE     |  |

Michael Brinegar

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

3/28/2022

5/9/2022

5-A-22-TOR

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

## CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT  OWNER  OPTION HOLDER  SURVEYOR  ENGINEER  ARCHITECT/LANDSCAPE ARCHITECT  ATTORNEY

Michael Brinegar

The Cornerstone Group

NAME

COMPANY

2601 S. Bayshore Dr, Suite 725

Coconut Grove

FL

33133

ADDRESS

CITY

STATE

ZIP

305-443-8288 (o) / 407-701-0517 (m)

mike.brinegar@cornerstoneGRP.com

PHONE

EMAIL

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

Holrob Testerman General Partnership (104 109)

6480 Kingston Pike, Knoxville 37919

865-221-9442

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

0 Carmichael Rd

PROPERTY ADDRESS

104 109

No

21.31 ac

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

## STAFF USE ONLY

North side of Carmichael Rd, east side of Valley Vista Rd

- CITY  COUNTY

6th

GENERAL LOCATION

DISTRICT

PR/TO w/up to 12 du/ac

MU-SD, NWCO-5

ZONING

SECTOR PLAN  
LAND USE CLASSIFICATION

Northwest County

Vacant land

PLANNING SECTOR

EXISTING LAND USE

## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

### REZONING

- SIGNAGE  
 ZONING VARIANCE

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED?  YES  NO

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: PR/TO w/up to 12 du/ac

TO: OB/TO

SECTOR PLAN AMENDMENT FROM:

TO:

## SIGNAGE

YARD SIGN

AREA: \_\_\_\_\_

HEIGHT: \_\_\_\_\_

FINISH: \_\_\_\_\_

BUILDING SIGN

AREA: \_\_\_\_\_

HEIGHT: \_\_\_\_\_

FINISH: \_\_\_\_\_

OTHER SIGN

AREA: \_\_\_\_\_

HEIGHT: \_\_\_\_\_

TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE

FEE

804/\$175

CODE

FEE

TOTAL

\$175.00

## AUTHORIZATION

*By signing below*

*You certify that you are the property owner and/or authorized representative.*

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

*Michelle Portier*

Michelle Portier

*Sherry Michienzi*  
3/28/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID

## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

### REZONING

- SIGNAGE  
 ZONING VARIANCE

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED?  YES  NO

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

## RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

## ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: PC/TO, PR/TO w/up to 12 du/ac

TO: OB/TO

SECTOR PLAN AMENDMENT FROM:

TO:

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN  
 AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
 HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
 FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	\$175.00
804/\$175		

## AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Omar Jubran  
 APPLICATION AUTHORIZED BY

Harley E. Bittle III

865-300-1745  
 PHONE NUMBER

865-670-7424

STAFF SIGNATURE

Authorized Representative

AFFILIATION

Property Owner

Ojubran@sqknox.com

EMAIL

rusty@thebittlegroup.com

PRINT NAME

3/29/2022

DATE

3/29/2022

DATE PAID