

Applicant: MICHAEL BRINEGAR / THE CORNERSTONE GROUP

Request: REZONING

Meeting Date: 5/9/2022

Address: 0 Gliding Hawk Ln.

Map/Parcel Number: 103 11503

Location: East side of Gliding Hawk Lane, south of Hardin Valley Road

Existing Zoning: PC (Planned Commercial), OB (Office, Medical and Related Services), & TO (Technology Overlay)

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

Existing Land Use: Vacant land

Proposed Land Use: Multifamily development

Appx. Size of Tract: 5.14 acres

Accessibility: Access is via Gliding Hawk Lane, a local street, with a pavement width of 26-ft within a right-of-way width of 60-ft.

Surrounding Zoning and Land Uses: North: PC/TO (Planned Commercial/Technology Overlay) - Agriculture/forestry/vacant, commercial

South: OB/TO (Office, Medical and Related Services/Technology Overlay) - Transportation/communications/utilities

East: A/TO (Agricultural/Technology Overlay) - Commercial

West: OB/TO (Office, Medical and Related Services/Technology Overlay) - Multifamily residential

Comments:

- 1) This is a request to rezone the subject property from the PC (Planned Commercial) zone 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-N-22-RZ).
- 3) Rezoning 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) 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 2.3 acres of the total 5.11 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

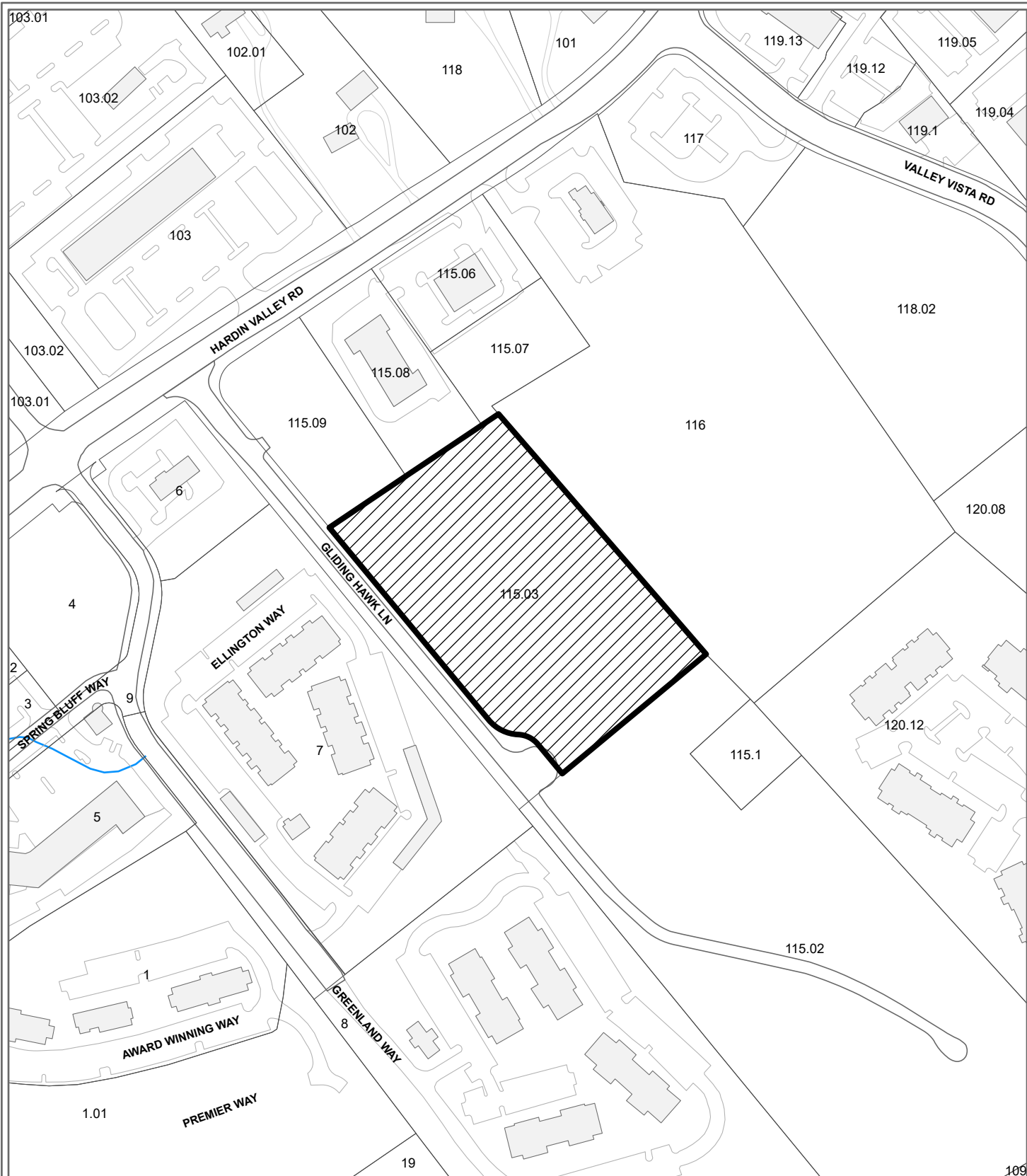
subject property is surrounded by multi-family and single-family residential development.
7) The property has access to Hardin Valley Road, which is classified as a minor arterial.
Therefore, additional traffic would not be routed through residential streets to access this property.

**Design Guideline
Conformity:** N/A

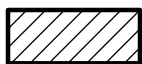
**Waivers and Variances
Requested:** None noted.

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-B-22-TOR
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

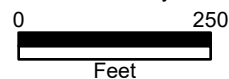
Original Print Date: 4/18/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Michael Brinegar / The Cornerstone Group

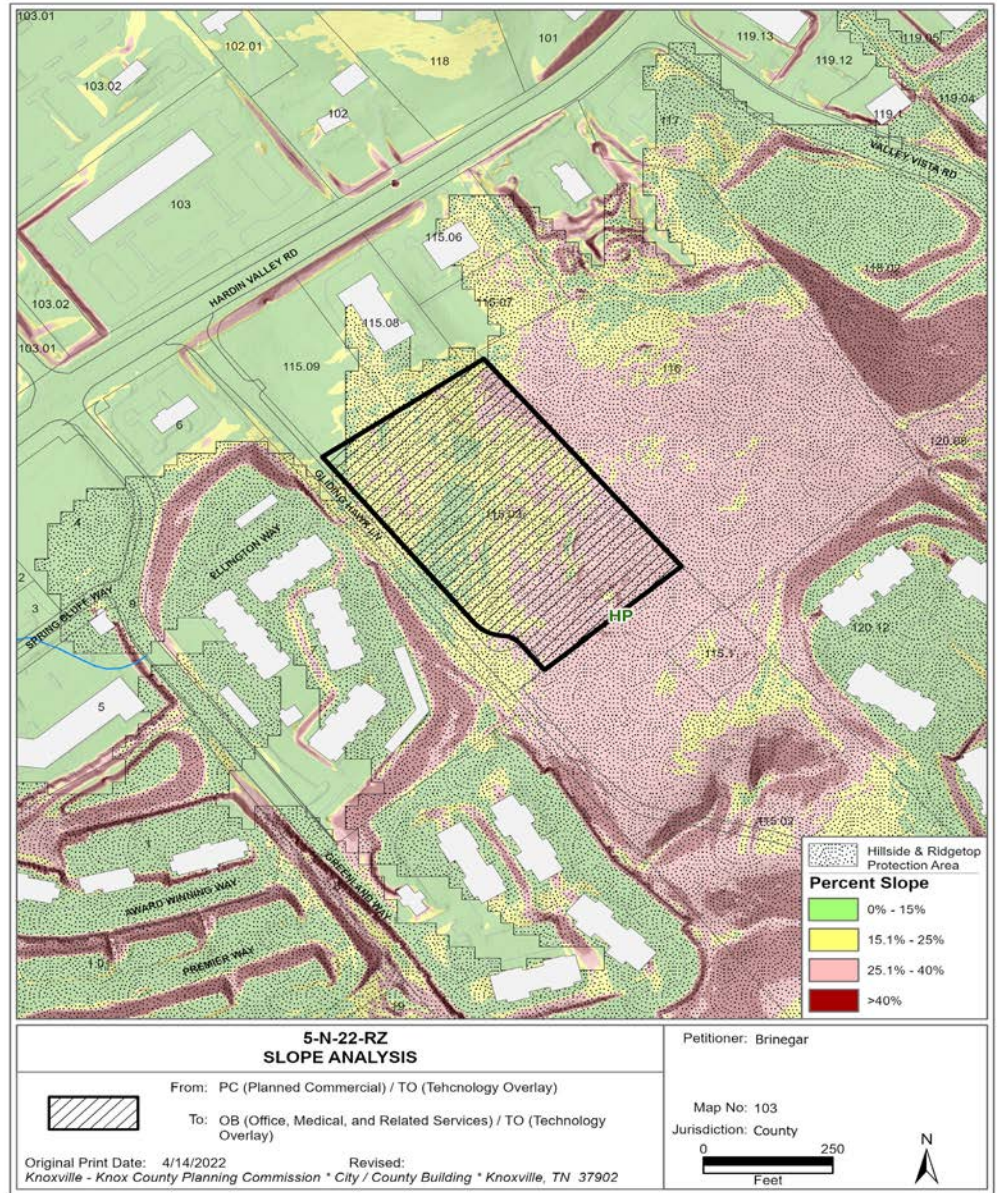
Map No: 103

Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.14		
Non-Hillside	0.03	N/A	
0-15% Slope	0.69	100%	0.7
15-25% Slope	2.40	50%	1.2
25-40% Slope	1.98	20%	0.4
Greater than 40% Slope	0.05	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	5.11	Recommended disturbance budget within HP Area (acres)	2.3
		Percent of HP Area	0.4

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.03	5.00	0.2
0-15% Slope	0.69	5.00	3.5
15-25% Slope	2.40	2.00	4.8
25-40% Slope	1.98	0.50	1.0
Greater than 40% Slope	0.05	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	5.11		9.3
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	5.14	1.83	9.4
Proposed Density (Applicant)	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>





- | | | |
|--|--|--|
| <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-B-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 Gliding Hawk Ln

PROPERTY ADDRESS

103 11503

No

5.14 ac

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

East side of Gliding Hawk Ln, south of Hardin Valley Rd

- CITY COUNTY

6th

GENERAL LOCATION

DISTRICT

PC/TO

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: PC/TO

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.

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

Michelle Portier

Michelle Portier

Sherry Michienzi
3/28/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID