

Applicant: M. KENT SANDERSON
Request: REZONING
Meeting Date: 12/11/2023

Address: 0 Pellissippi Pkwy.
Map/Parcel Number: 118 071
Location: South side of Bob Gray Rd, west side of Pellissippi Pkwy
Existing Zoning: BP (Business and Technology Park) / TO (Technology Overlay)
Proposed Zoning: PR/TO (Planned Residential) up to 12 du/ac / (Technology Overlay)
Existing Land Use: Vacant land
Proposed Land Use: N/A
Appx. Size of Tract: 9.88 acres
Accessibility: Access is via Bob Gray Rd, a major collector street with a pavement width of 20-ft within a 46-ft right-of-way.
Surrounding Zoning and Land Uses:
 North: RA/TO (Low Density Residential) / (Technology Overlay) - Rural residential
 South: PR/TO (Planned Residential) up to 12 du/ac / (Technology Overlay) - Multi-family residential
 East: BP/TO (Business and Technology Park) / (Technology Overlay) - Right-of-way (Pellissippi Parkway)
 West: RA/TO (Low Density Residential) / (Technology Overlay) - Single family residential

Comments: The subject property is currently zoned BP/TO. The request is for PR up to 12 du/ac.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its December 14, 2023 meeting (Case 12-F-23-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. General Plan:
 a. This property has frontage on Pellissippi Parkway. Residential development at the proposed density is appropriate at this location and is consistent with General Plan policy, 11.4 which calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses.

2. Northwest County Sector Plan:
 a. The PR zone at 12 du/ac is consistent with the MDR/O land use classification in the

Northwest County Sector Plan, which allows consideration of up to 12 du/ac in the County's Planned Growth Area.

3. Zoning Ordinance:

- a. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. There is a blue-line stream at the rear of this property, and the topography is steep in some places, so the flexibility of the PR zone make it an appropriate zone to consider.
- b. At a density of 12 du/ac on this 9.88-acre property, a maximum of 118 units could be built. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
- c. Rezonings 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.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

- 1. Since 1983, there has been a significant amount of BP/TO to PR/TO rezonings in the area along Lovell Rd.
- 2. The proposed PR (Planned Residential) zone at a density of 12 du/ac is an extension of the zone to the south.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

- 1. Bob Gray Rd is a major collector, so no traffic would be required though side residential streets to access this property.
- 2. The adjacent residential subdivision south of the subject property, Parkway Heights, has direct access to Pellissippi Parkway via a private road, Odin Street. Due to safety considerations, the TN Department of Transportation (TDOT) has stated they would be in favor of closing the Odin Street connection to Pellissippi Parkway upon development of the subject property once a stub-out connection to the adjacent subdivision to the south has been provided. Operationally, this will improve safety for the residents of Parkway Heights and allow them to access Pellissippi Parkway via the Lovell Road or Dutchtown Road interchanges.
- 3. This property has a blue line stream along the south side and the northern portion has 2.4 acres within the Hillside Protection Area. The recommended disturbance budget is 1.2 acres of the 9.8-acre site.
- 4. The Knox to Oak Ridge Greenway Master Plan 2015 proposes the alternative route, seen in Exhibit A, that follows along Pellissippi Pkwy and Bob Gray at this location. County Engineering may require a sidewalk connection to the proposed greenway during the development review process.

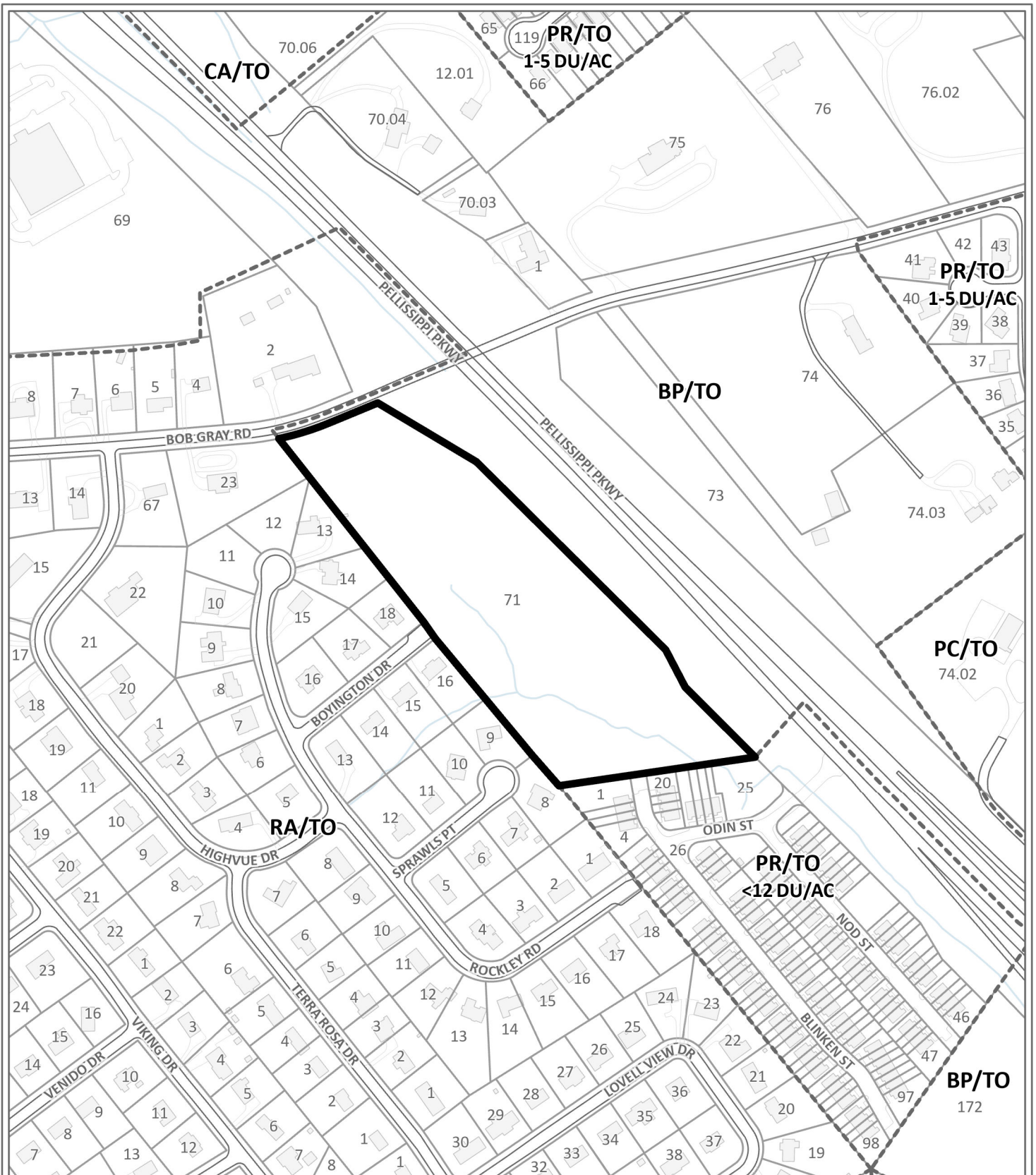
Design Guideline Conformity: The recommended PR zone with up to 12 du/ac zone meets the TTCDA standards for a rezoning.

Waivers and Variances Requested: N/A

Staff Recommendation:

Approve the PR (Planned Residential) zone up with to 12 du/ac because it is consistent with the sector plan and the surrounding development, subject to one condition.

- 1. Require a stub-out to Parkway Heights, the subdivision to the south, with the location and design to be approved by the Planning Commission during the development plan review.



CERTIFICATE OF APPROPRIATENESS

12-A-23-TOR

Petitioner: M. Kent Sanderson



Purpose of Request: Rezoning

Map No: 118
Jurisdiction: County

Original Print Date: 11/13/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902



<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	

Arcip Hardbet

PUBLISHED APPLICANT NAME - no individuals on behalf of -

10/30/23 | *12/11/2023* | *12-A-23-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

David Harbin | *Batson Himes*

NAME | **COMPANY**

4334 Papermill Drive | *Knoxville* | *TN* | *37909*

ADDRESS | **CITY** | **STATE** | **ZIP**

588-6472 | *harbin@bhn-p.com*

PHONE | **EMAIL**

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

M. Kent Sanderson Family LPO | *9821 Cogdill Rd #4* | *Knoxville TN 37932*

OWNER NAME - if different - | **OWNER ADDRESS** | **OWNER PHONE/EMAIL**

0 Pellissippi Parkway

PROPERTY ADDRESS

118/71 | *N* | *9.88ac*

PARCEL ID(S) | **PART OF PARCEL? (Y/N)** | **TRACT SIZE**

STAFF USE ONLY

CITY COUNTY

GENERAL LOCATION | **DISTRICT**

ZONING | **SECTOR PLAN LAND USE CLASSIFICATION**

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: _____

TO: PR

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE

FEE

CODE

FEE

TOTAL

AUTHORIZATION

By signing below

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

<u>David Harbo</u>	<u>Engineer</u>	<u>10/30/23</u>
APPLICATION AUTHORIZED BY	AFFILIATION	DATE
<u>588-6472</u>	<u>harbm@bhn-p.com</u>	
PHONE NUMBER	EMAIL	
<u>David Harbo</u>		
STAFF SIGNATURE	PRINT NAME	DATE PAID