

**Applicant:** TONIA BURRESS  
**Request:** REZONING  
**Meeting Date:** 12/11/2023

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**Address:** 10105 Dutchtown Rd.  
**Map/Parcel Number:** 118 165 & 168  
**Location:** North side of Dutchtown Rd, west side of Mabry Hood Rd  
**Existing Zoning:** BP (Business and Technology Park) / TO (Technology Overlay)  
**Proposed Zoning:** OB (Office, Medical, and Related Services) / (Technology Overlay)  
**Existing Land Use:** Single family residential  
**Proposed Land Use:** N/A  
**Appx. Size of Tract:** 2.203 acres  
**Accessibility:** Access is via Dutchtown Road, a minor arterial street with a 61-ft pavement width within a 126-ft right-of-way.  
**Surrounding Zoning and Land Uses:**  
 North: PR/TO (Planned Residential) up to 5 du/ac / (Technology Overlay) County - Single family residential  
 South: OP/TO-1 (Office Park) / (Technology Park and Overlay) City - Agriculture/forestry/vacant  
 East: BP/TO (Business and Technology Park) / (Technology Overlay), PR/TO (Planned Residential) up to 5 du/ac / (Technology Overlay) County - Agriculture/forestry/vacant, single family residential  
 West: BP/TO (Business and Technology Park) / (Technology Overlay) County - Agriculture/forestry/vacant, rural residential

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**Comments:** The subject property is currently zoned BP/TO. The request is for OB/TO.

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-H-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 single family residences abutting to the north. Office and medium density residential development are appropriate at this location and are 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 proposed OB zone is consistent with the Mixed-Use Special District NWCO-3, which recommends office and technology park uses in this area.

3. Zoning Ordinance:

- a. The OB (Office, Medical, and Related Services) zone intended to 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.
- b. This zone allows the same residential uses that are permitted in the RB zone, which includes houses, duplexes, multi-dwelling structures or developments and some nonresidential uses.
- c. 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.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. This area has seen a transition from commercial and industrial uses to office uses over the past 20 years. In 2002, the nearby properties at 10123 and 10119 Dutchtown Rd were rezoned from BP/TO to OB/TO. When the city implemented the new city-wide zoning code on January 1, 2020, the properties across the street on Dutchtown Road were redesignated from C-6/TO-1 (General Commercial Park) / (Technology Park Overlay) to OP/TO-1 (Office Park) / (Technology Park Overlay).

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. Dutchtown Road and Mabry Hood Road are classified roads, so no traffic through residential streets is required to access the site. Dutchtown Road was widened from a 2-lane road to a 4-lane road with a turn lane and sidewalks in 2007.

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**Design Guideline  
Conformity:**

The recommended OB zone meets the TTCDA standards for a rezoning.

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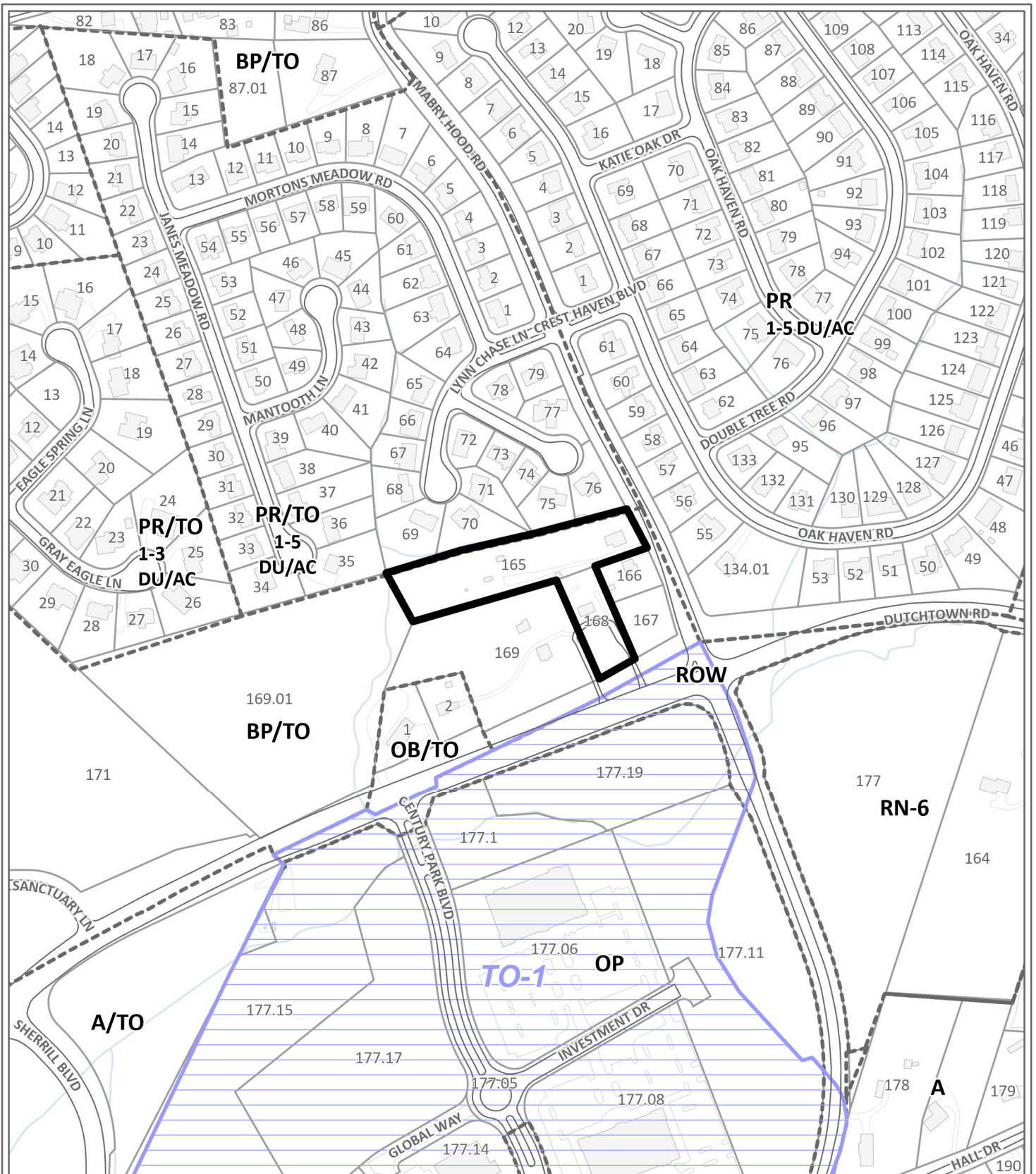
**Waivers and Variances  
Requested:**

N/A

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**Staff Recommendation:**

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the sector plan and surrounding development.



**CERTIFICATE OF APPROPRIATENESS**

**12-B-23-TOR**

**Petitioner:** Tonia Burress



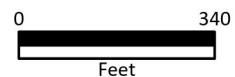
Purpose of Request: Rezoning

**Map No:** 118

**Jurisdiction:** County

**Original Print Date:** 11/13/2023

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





**TECHNOLOGY**  
CORRIDOR DEVELOPMENT

# TTCDA Review Request

|  |  |  |
|--|--|--|
| <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     |  |

## TONIA BURRESS

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

10/27/2023

12/11/2023

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

## TONIA BURRESS

|                      |                        |              |            |
|----------------------|------------------------|--------------|------------|
| <b>NAME</b>          | <b>COMPANY</b>         |              |            |
| 10105 DUTCHTOWN ROAD | KNOXVILLE              | TN           | 37932      |
| <b>ADDRESS</b>       | <b>CITY</b>            | <b>STATE</b> | <b>ZIP</b> |
| 865-804-2114         | TONIABURRESS@GMAIL.COM |              |            |
| <b>PHONE</b>         | <b>EMAIL</b>           |              |            |

## CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

|   |                              |                          |
|---|------------------------------|--------------------------|
| TONIA BURRESS                           | 406 LOOKOUT DRIVE            | 8658042114               |
| <b>OWNER NAME</b> - if different -      | <b>OWNER ADDRESS</b>         | <b>OWNER PHONE/EMAIL</b> |
| 10105 DUTCHTOWN ROAD KNOXVILLE TN 37932 |                              |                          |
| <b>PROPERTY ADDRESS</b>                 |                              |                          |
| 118 165-168.00                          | N                            | 2.203 acres              |
| <b>PARCEL ID(S)</b>                     | <b>PART OF PARCEL? (Y/N)</b> | <b>TRACT SIZE</b>        |

## STAFF USE ONLY

|  |  |  |
|--|--|--|
| NW of Duttown Rd., South of Lynn Chase Ln. |  | <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY |
| <b>GENERAL LOCATION</b>                    |  | 3rd  |
| BP/TO                                      | MU-SD, NWCO-3                                  | <b>DISTRICT</b>  |
| <b>ZONING</b>                              | <b>SECTOR PLAN<br/>LAND USE CLASSIFICATION</b> |  |
| Northwest County                           | SFR  |  |
| <b>PLANNING SECTOR</b>                     | <b>EXISTING LAND USE</b>                       |  |

## 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:

Zone to OB to include RB

## REZONING

REZONE FROM: BP/TO

TO: OB/RB

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 1105

FEE

CODE 1105

FEE

TOTAL

\$175.00

## AUTHORIZATION

*By signing below*

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



OWNER

10/27/2023

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-804-2114

TONIABURRESS@GMAIL.COM

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID