

**Applicant:** WALLACE MCCLURE  
**Request:** REZONING  
**Meeting Date:** 2/5/2024

**Address:** 0 Dutchtown Road  
**Map/Parcel Number:** 118 171  
**Location:** South side of Dutchtown Rd, east side of Sherrill Blvd  
**Existing Zoning:** A (Agricultural), TO (Technology Overlay)  
**Proposed Zoning:** CA (General Business), TO (Technology Overlay)  
**Existing Land Use:** Agriculture/forestry/vacant  
**Proposed Land Use:** N/A  
**Appx. Size of Tract:** 3.39 acres  
**Accessibility:** Access is via Dutchtown Rd, a minor arterial, with a pavement width ranging from 63 ft to 72 ft within a right-of-way of 86 ft to 149 ft. Access is via Sherrill Blvd, a major collector, with a pavement width ranging from 66 ft to 57 ft within the Pellissippi Parkway interchange right-of-way.  
**Surrounding Zoning and Land Uses:**  
 North: BP/TO (Business and Technology Park) / (Technology Overlay) - Agriculture/forestry/vacant  
 South: OP/TO-1 (Office Park) / (Technology Park Overlay) - Agriculture/forestry/vacant  
 East: OP/TO-1 (Office Park) / (Technology Park Overlay) - Agriculture/forestry/vacant  
 West: A/TO (Agricultural) / (Technology Park Overlay) - Right-of-way Pellissippi Parkway

**Comments:** 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. The current General Plan Policy 8.3 calls for focus on design quality and neighborhood compatibility in reviewing development proposals. The Technology Overlay has extensive design guidelines for site plans.

2. Northwest County Sector Plan:

a. CA is compatible with the sector plan's MU-SD NWCO-2 (Mixed Use-Special District, Century Park) land use designation, which locates retail uses along the south side of Dutchtown Road. This mixed use-special district allows consideration of the MU-CC (Mixed Use-Community Center) land use class, which allows commercial uses. CC (Community Commercial) land use classification states that it may also be considered within Mixed Use and Special Districts (p. 70), which the MU-CC land use class is. The Community Commercial land use designation considers CA for infill development. While this is not infill development, the only other opportunity for

retail which the sector plan calls for is the PC zone. The PC zone is not preferential because of the 50 ft peripheral setback requirements, which would be difficult on this already uneven shaped property that appears to have some closed contours and right-of-way along both frontages on Dutchtown Rd and Sherrill Blvd.

3. Zoning Ordinance:

- a. The CA zone is for general retail business and services but not for manufacturing or for processing materials other than farm products. The CA zone is consistent with the existing office and technology park zoning in the area.
- b. All rezonings require Planning Commission approval, and this request will be heard at the February 8, 2024 Planning Commission meeting (Case 2-H-24-RZ).
- 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. While the area east of Pellissippi Parkway on the south side of Dutchtown Road are mostly office land uses, a couple of properties have been rezoned from office and industrial zones to commercial zones to the north and south (cases 8-K-20-RZ and 10-H-21-RZ).
- 2. Dutchtown Rd was widened from 3 lanes to 5 lanes with sidewalks in 2008.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

- 1. The interchange with Pellissippi Parkway adjacent to office development is an appropriate location for commercial development.

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**Design Guideline  
Conformity:**

This recommended CA zone meets the TTCDA standards for a rezoning.

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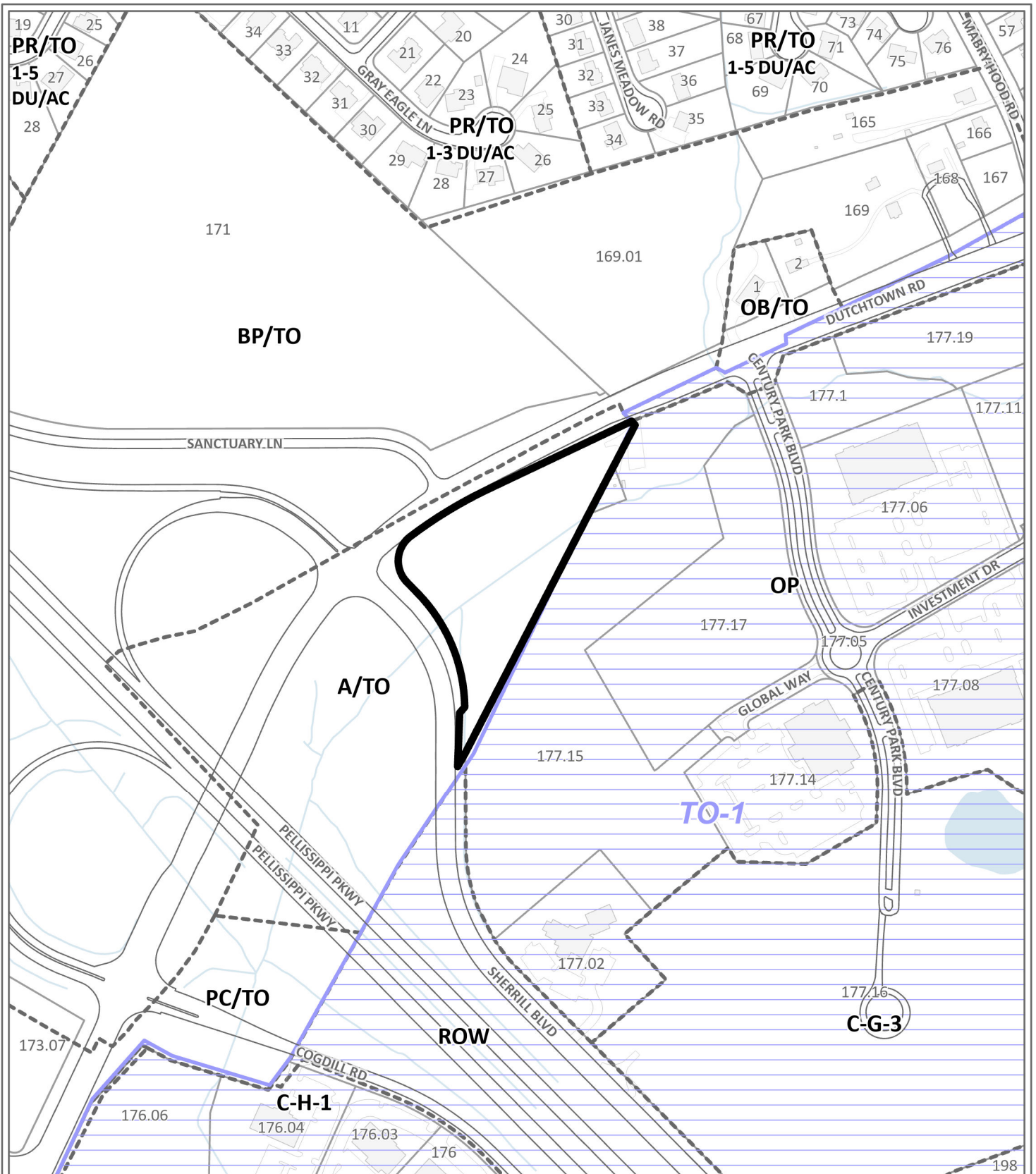
**Waivers and Variances  
Requested:**

N/A

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**Staff Recommendation:**

Approve the CA/TO (General Commercial) zone because it is consistent with the sector plan and surrounding development. The TO (Technology Overlay) would be retained.



**CERTIFICATE OF APPROPRIATENESS**

**2-A-24-TOR**

**Petitioner:** Wallace McClure



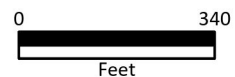
Purpose of Request: Rezoning

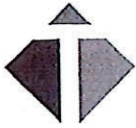
**Map No:** 118

**Jurisdiction:** County

**Original Print Date:** 1/19/2024

Knoxville - Knox 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	

Wallace McClure  
PUBLISHED APPLICANT NAME - no individuals on behalf of -

12/27/2023 | February 5, 2024 | 2-A-24-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 Norwell + Poe  
NAME | COMPANY

4334 Papermill Dr | Knoxville | Tn | 37909  
ADDRESS | CITY | STATE | ZIP

865-588-6472 | harbin@bhn-p.com  
PHONE | EMAIL

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

Wallace B. McClure | 114 Durwood Rd <sup>Knoxville</sup> | 865-693-3000  
OWNER NAME - if different - | OWNER ADDRESS | OWNER PHONE/EMAIL

Southside of Dutchtown Rd | 0 Dutchtown Road  
PROPERTY ADDRESS

~~118 117~~ 118 171 | y (3.39 acres) | 26.14  
PARCEL ID(S) | PART OF PARCEL? (Y/N) | TRACT SIZE

**STAFF USE ONLY**

Dutchtown Rd and Sherrill Blvd |  CITY  COUNTY  
GENERAL LOCATION | DISTRICT

Agricultural | MU-SD NWCO-2  
ZONING | SECTOR PLAN LAND USE CLASSIFICATION

Northwest County | Agriculture/Forestry/Vacant  
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: AG

TO: CA

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	CODE	<b>TOTAL</b>
FEE \$175	FEE	

**AUTHORIZATION**

*By signing below*

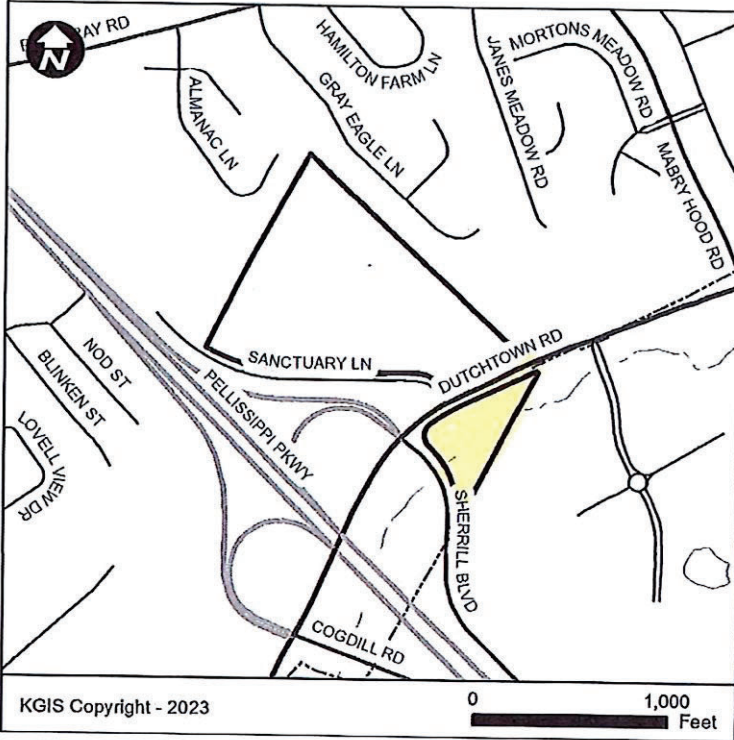
*You certify that you are the property owner and/or authorized representative.*

David H. Bl... | Surveyor | 12-21-23  
 APPLICATION AUTHORIZED BY | AFFILIATION | DATE

865-588-6472 | harbin@bhn-p.com  
 PHONE NUMBER | EMAIL

S. Gray | 12/27/2023, SG  
 STAFF SIGNATURE | PRINT NAME | DATE PAID

# Parcel 118 171 - Property Map and Details Report



## Property Information

Parcel ID: 118 171  
 Location Address: 0 DUTCHTOWN RD  
 CLT Map: 118  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 171  
 Parcel Type: NORMAL DISJ  
 District: W6  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage: 0  
 Calc. Acreage: 26.14  
 Recorded Plat: -  
 Recorded Deed: 20230920 - 0015235  
 Deed Type: QC:Quit Claim D  
 Deed Date: 9/20/2023

## Address Information

Site Address: 0 DUTCHTOWN RD  
 KNOXVILLE - 37932  
 Address Type: UNUSED LAND  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

MCCLURE WALLACE B  
 114 DURWOOD RD  
 KNOXVILLE, TN 37934  
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:

## Other Information

Census Tract: 59.03  
 Planning Sector: Northwest County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 70W  
 Voting Location: Ball Camp Elementary School  
 9801 MIDDLEBROOK PIKE  
 TN State House: 89  
 TN State Senate: 7  
 County Commission: 3  
 (at large seat 10) Gina Oster  
 (at large seat 11) Larsen Jay  
 Kim Frazier  
 School Board: 3 Daniel Watson  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## School Zones

Elementary: CEDAR BLUFF ELEMENTARY  
 Intermediate:  
 Middle: CEDAR BLUFF MIDDLE  
 High: HARDIN VALLEY ACADEMY  
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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