

**Applicant:** JIM FRITZ  
**Request:** REZONING  
**Meeting Date:** 9/9/2024

**Address:** 9721 Sherrill Blvd.  
**Map/Parcel Number:** 131 104  
**Location:** North side of Sherrill Blvd, east of Frank Gardner Ln  
**Existing Zoning:** OP (Office Park), TO-1 (Technology Park Overlay)  
**Proposed Zoning:** C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)  
**Existing Land Use:** Office  
**Proposed Land Use:** N/A  
**Appx. Size of Tract:** 11.41 acres  
**Accessibility:** Access is via Sherrill Boulevard, a major collector street with a divided median and a left-turn lane at this location. It has a pavement width ranging from 66 - 74 ft within a 100-ft right-of-way.  
**Surrounding Zoning and Land Uses:**  
 North: PR (Planned Residential), OS (Open Space), OP (Office Park) - Private recreation (golf course), agriculture/forestry/vacant land  
 South: TO-1 (Technology Park Overlay) - I-40/I-75 Right-of-Way  
 East: OP (Office Park) - Public quasi-public land (medical center)  
 West: OP (Office Park), TO-1 (Technology Park Overlay) - Office

**Comments:** The subject property is currently zoned OP (Office Park), with the TO-1 (Technology Park Overlay) district covering a portion of the property. The request is for C-H-1 (Highway Commercial), and the TO-1 (Technology Park Overlay) district would be retained.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning request at its September 12th meeting (9-B-24-RZ).

BACKGROUND: The subject property is part of the former Scripps/Discovery Network Campus. The 33-acre site was subdivided into three lots in 2023.

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 rezoning supports the General Plan’s Development Policy 1.9, to help identify and recruit businesses that can benefit from the Technology Corridor’s access to surrounding amenities. The flexibility in allowed uses in the C-H-1 district encourages the re-use of an established campus situated at an ideal location for economic growth within the Technology overlay.
2. Northwest County Sector Plan:

a. The subject property is in the MU-SD, NWCO-1 (Dead Horse Lake Special Use District) in the City's One-Year Plan and the Northwest County Sector Plan, which recommends the MU-CC (Mixed Use Community Center) land use classification. The C-H-1 zoning district is a zone that can be considered in the MU-CC land use type.

3. Zoning Ordinance:

a. The C-H-1 (Commercial Highway) district is intended to provide for higher-intensity commercial uses of a predominantly auto-oriented character. The subject property is accessed via Sherrill Blvd, a major collector street that, as such, is intended to accommodate and move higher volumes of traffic to and from Pellissippi Parkway.

B. 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. The proposed C-H-1 district would allow for flexibility in the reuse of the former Scripps Network Campus. Additionally, several individual properties in the area have been developed under C-H-1 zoning.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. Since the early 2000s, the majority of rezonings in the surrounding area have been to commercial zones such as C-H (Highway Commercial), C-G (General Commercial), and PC (Planned Commercial), reflecting a consistent trend in commercial development on the I-40 corridor.

2. Because the requested zone allows compatible uses with those already in the area, and the property is located off a classified street, no adverse impacts are expected on the surrounding area.

---

**Design Guideline  
Conformity:**

This request is in compliance with the TTCCA Design Guidelines.

---

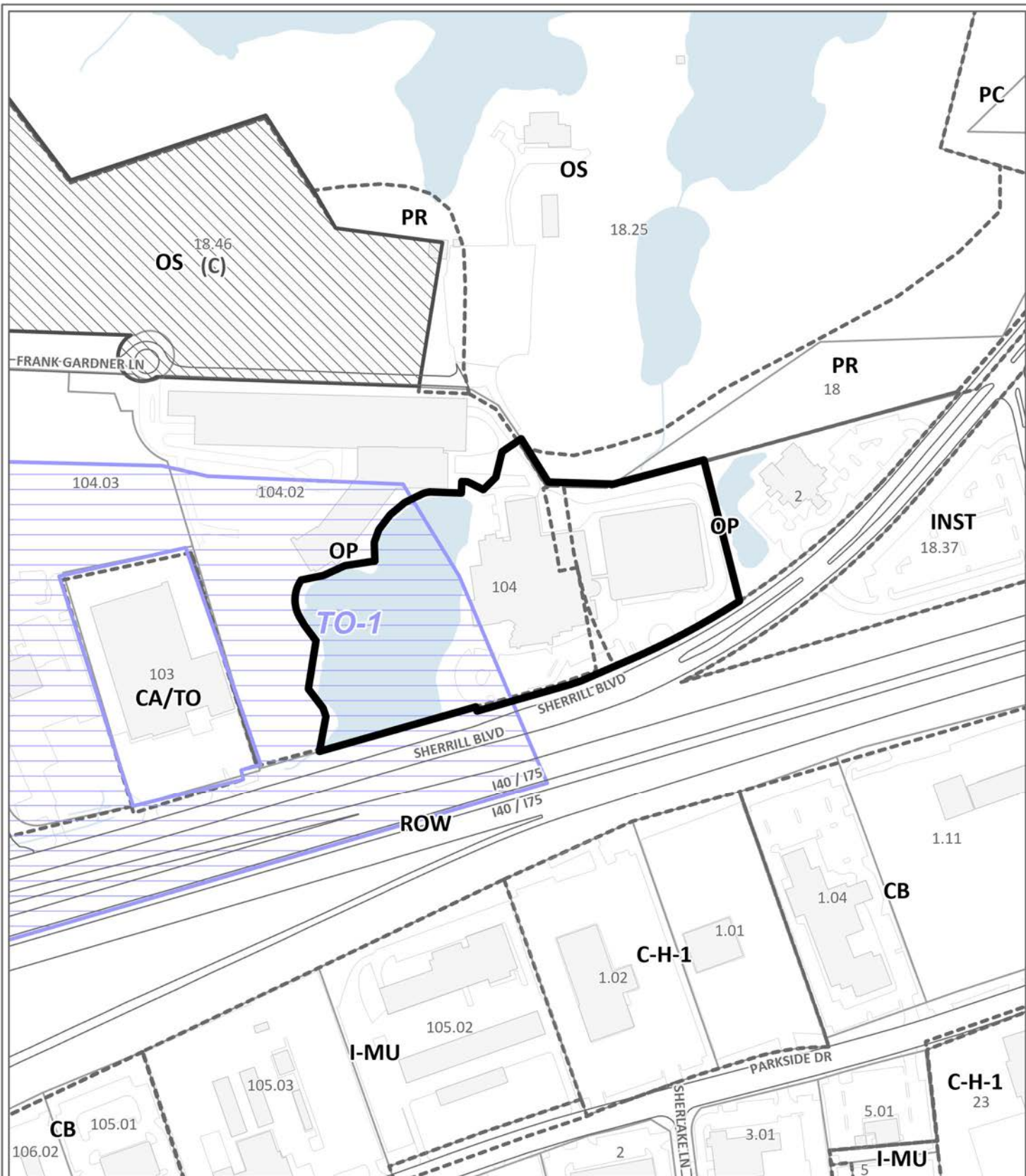
**Waivers and Variances  
Requested:**

N/A

---

**Staff Recommendation:**

Approve the C-H-1 (Commercial Highway) district because it is consistent with the development of the surrounding area and the City of Knoxville's One-Year Plan. The TO-1 (Technology Park Overlay) district would be retained.



**CERTIFICATE OF APPROPRIATENESS**

**9-C-24-TOR**

**Petitioner:** Jim Fritz



Purpose of Request: Rezoning

**Map No:** 131  
**Jurisdiction:** City

**Original Print Date:** 8/22/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





- |  |  |  |
|--|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION        | <input 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 |  |

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

		<b>9-C-24-TOR</b>
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

### CORRESPONDENCE

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

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

<b>NAME</b>		<b>COMPANY</b>	
<b>ADDRESS</b>		<b>CITY</b>	<b>STATE</b> <b>ZIP</b>
<b>PHONE</b>		<b>EMAIL</b>	

### CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

<b>OWNER NAME</b> - <i>if different -</i>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
	<b>9721 SHERRILL BLVD</b>	

<b>PROPERTY ADDRESS</b>		
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

### STAFF USE ONLY

	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
North side of Sherrill Blvd, east of Frank Gardener Ln	
<b>ZONING</b>	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
OP, TO	MU-SD NWCO-1
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>
Northwest County	Office

## 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: **1**

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

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

## STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders	CODE	1105	CODE	TOTAL
	FEE	\$175	FEE	

## AUTHORIZATION

*By signing below*

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

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID

*Whitney Warner*