

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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400 Main Street  
Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 1-N-07-RZ      **Related File Number:** 1-C-07-SP  
**Application Filed:** 12/4/2006      **Date of Revision:**  
**Applicant:** M & M PARTNERS

### PROPERTY INFORMATION

**General Location:** East side George Light Rd., northwest side Rather Rd., east of Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 89 173 OTHER: PORTION EAST OF GEORGE LIGHT R      **Jurisdiction:** County  
**Size of Tract:** 12.68 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** None noted  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development      **Density:** 5 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 3202 George Light Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) / TO (Technology Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY PR (Planned Residential) / TO (Technology Overlay) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full):

PR zoning for a residential subdivision is inappropriate at this location in the Technology Corridor. The area has potential for Technology Park development, as proposed by the Northwest County Sector Plan.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Allowing this site, located in the middle of an area designated for Technology Park uses, to be developed with a residential subdivision would hinder the possibility of future Technology Park development in this area.
2. The subject property has the potential to be developed for technology/business park or other uses consistent with the sector plan proposal.
3. Over 59% of the site has slopes at or above 15%, with 26% of the site having slopes greater than 25%, which raises concerns about grading for residential development, especially to accommodate the amount of street and driveway pavement that would be required to access the number of units being proposed. (See the attached slope analysis.) In steep slope areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. The development will need to be clustered on the less steep portions of the site.
4. The two potential access streets, Rather Rd. and George Light Rd., both have marginal pavement widths at 15-16 feet. Significant road improvements, including widening, may be required if residential development is approved for this site. Staff also has concerns about increasing the number of turning movements to and from George Light Rd. from Pellissippi Parkway to the southwest. Pellissippi Parkway is a high speed, high traffic thoroughfare that is dangerous to enter and exit, except at designated interchanges. George Light Rd. is one of only a few intersections along the Parkway that has direct access at the same grade, and that is not expected to change unless the Knoxville Parkway is constructed to the south. If the Parkway is built, this property will be located between three major thoroughfares, Oak Ridge Hwy., Pellissippi Parkway, and the new Parkway, making it even more appropriate for Technology Park development, rather than residential.
5. True technology park businesses, which are proposed by the sector plan for this site, should generate less traffic than a residential development would.

THE EFFECTS OF THE PROPOSAL

1. Public water is available at the site. Sewer utilities are available in the area which could be extended to serve the development.
2. The applicant's requested zoning and density would allow for a maximum of 63 units. With that number of the proposed attached units, this would add approximately 567 trips per day to the local streets.
3. If the site were developed with 63 attached dwelling units, it would add approximately 15 school aged children to the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, which was updated in 2003, proposes Technology Park and slope protection uses for this site. Amending the plan to a residential designation is inappropriate at this location and would be inconsistent with the sector plan.
2. The Technology Corridor Comprehensive Development Plan, which also applies to this property within the Technology Overlay is currently being updated. The updated plan is expected to propose technology park/business park uses for this site and other properties in the area bounded by Pellissippi Parkway, Oak Ridge Hwy., and the proposed SR-475.
3. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.
4. Because this property is located within the Technology Overlay (TO) area, the rezoning will also

require a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA). The request is scheduled to be considered by TTCDA at its January 8, 2007 hearing.

5. As development continues in the Technology Corridor, it is expected that there will be future non-residential zoning requests in this area which could be supported by staff, if consistent with the sector plan.

If this site obtains final approval of the PR zoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

**MPC Action:** Approved **MPC Meeting Date:** 2/8/2007  
**Details of MPC action:** Approved PR/TO at up to 5 du/ac  
**Summary of MPC action:** APPROVE PR (Planned Residential) / TO (Technology Overlay) at a density up to 5 dwelling units per acre  
**Date of MPC Approval:** 2/8/2007 **Date of Denial:** **Postponements:** 1/11/07  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission  
**Date of Legislative Action:** 3/26/2007 **Date of Legislative Action, Second Reading:** 4/16/2007  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Postponed **Disposition of Case, Second Reading:** Approved  
**If "Other":** **If "Other":**  
**Amendments:** **Amendments:**  
**Date of Legislative Appeal:** **Effective Date of Ordinance:**