

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 1-O-07-RZ      **Related File Number:** 3-D-07-SP  
**Application Filed:** 12/4/2006      **Date of Revision:** 2/9/2007  
**Applicant:** CAMPBELL PROPERTIES, LLC

### PROPERTY INFORMATION

**General Location:** East side of Sam Lee Rd., south side proposed SR-475 center line, southwest of Solway Rd. and Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 103 PART OF 072 OTHER: PART EAST OF SAM LEE R      **Jurisdiction:** County  
**Size of Tract:** 42 acres  
**Accessibility:** Access is via Sam Lee Rd., a major collector street with 18' of pavement width within a 50' right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Offices, residential including apartments      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed primarily with large lot residential uses under Agricultural zoning. To the south is a PR/TO zoned single family subdivision and part of the Pellissippi State College campus, zoned BP/TO. Much of the surrounding land remains vacant.

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

**Street:** 10924 Sam Lee Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical and Related Services) / TO (Technology Overlay)  
**Previous Requests:** Property was rezoned to PR/TO at current density in 2004 (6-J-04-RZ/6-C-04-SP).  
**Extension of Zone:** Property is already zoned PR. However, there are no surrounding densities any greater than 4 du/ac.  
**History of Zoning:** This property was approved for an LDR plan designation and PR zoning at up to 2.5 du/ac in 2004 (6-J-04-RZ/6-C-04-SP). Staff had recommended denial of both requests.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

