CASE SUMMARY

APPLICATION TYPE: REZONING

1-O-07-RZ File Number: Related File Number: 3-D-07-SP

12/4/2006 CAMPBELL PROPERTIES, LLC Applicant:



400 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: East side of Sam Lee Rd., south side proposed SR-475 center line, southwest of Solway Rd. and

Date of Revision:

Pellissippi Parkway

Other Parcel Info.:

Application Filed:

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

Vacant land **Existing Land Use:**

Surrounding Land Use:

Proposed Use: Offices, residential including apartments Density:

Sector Plan: Northwest County Sector Plan Designation: LDR and SLPA

Planned Growth Area **Growth Policy Plan:**

This area is developed primarily with large lot residential uses under Agricultural zoning. To the south is **Neighborhood Context:**

a PR/TO zoned single family subdivision and part of the Pellissippi State College campus, zoned

2/9/2007

BP/TO. Much of the surrounding land remains vacant.

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

10924 Sam Lee Rd Street:

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 Servicesl) / TO (Technology Overlay)

Property was rezoned to PR/TO at current density in 2004 (6-J-04-RZ/6-C-04-SP). **Previous Requests:**

Property is already zoned PR. However, there are no surrounding densities any greater than 4 du/ac. **Extension of Zone:**

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:

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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.): APPROVE OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.

Staff Recomm. (Full): OB/TO zoning will allow both the residential and office uses contemplated by the applicant and is

consistent with other non-residential zoning found southeast of the proposed SR-475 right-of-way in and

around the Pellissippi State Community College campus.

Comments: This application was postponed at the January 11 and February 8, 2007 meetings, at the request of the

applicant. Since January, staff has had several meetings with the applicant to discuss different zoning options for the property. Following the last meeting, the applicant revised their applications to request this Mixed Use sector plan amendment and OB/TO zoning for the portion of the site south of the center

line of the future Knoxville Parkway (SR-475).

MPC Action: Approved MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action: APPROVE OB (Office, Medical and Related Services) / TO (Technology Overlay)

Date of MPC Approval: 3/8/2007 Date of Denial: Postponements: 1/11/07,2/8/2007

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/16/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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