

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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
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Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 11-C-17-SP **Related File Number:** 7-J-17-RZ
Application Filed: 9/26/2017 **Date of Revision:**
Applicant: KNOX COUNTY COMMISSION

PROPERTY INFORMATION

General Location: Northwest side Coward Mill Rd., northeast side Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 103 09102 **Jurisdiction:** County
Size of Tract: 33.84 acres
Accessibility: Access is via Coward Mill Rd., a minor collector street with 16' of pavement width within 50' of right-of-way. There appears to be an existing curbcut from Pellissippi Pkwy to the site, but it is unclear at this time whether TDOT would allow access to the proposed development from this location. Staff would likely discourage the use of this location for ingress and egress because of safety concerns.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** TP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site fronts along Pellissippi Pkwy, with a business and utility station to the south and a church to the north, zoned BP/TO. To the east, along Coward Mill Rd, are some residential subdivisions, but they are located east of the Technology Overlay. There is a much smaller site to the southeast that was rezoned PR/TO at up to 3 du/ac, but it has yet to be developed and does not front on Pellissippi Pkwy.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
Requested Plan Category: LDR (Low Density Residential)

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 LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): In keeping with the intent and mission of the Technology Corridor, areas designated for technology park and related uses should be maintained, especially ones with good exposure from the Parkway, such as this site. The Northwest County Sector Plan was recently reviewed and updated in August of 2016 and did not propose any change to the land uses for this subject property. The sector plan recommends Technology Park uses for the site, consistent with the current BP/TO zoning.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE

PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No road improvements have been made recently to Coward Mill Rd. The Tennessee Technology Corridor Development Authority (TTCDA) Comprehensive Development Plan proposes a north-south access road parallel to Pellissippi Parkway that could open up isolated BP-zoned properties for development and create value for property owners and investors. This access road would make BP-zoned properties in this area more attractive for technology park development. Since this request was considered by MPC in July, TDOT and Knox County Engineering have discussed this possible road project and it has moved up on the priority list for funding. If the subject property is developed without consideration of this future road project, it would block further extension of Cherahala Blvd. to the north beyond Coward Mill Rd.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for technology park (TP) development at this location. This should be maintained as it has since the 1980's establishment of the Technology Corridor, especially considering the site's frontage on and exposure to the parkway.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that business and technology park uses should remain as the proposed future land use in this area. Approval of these requests could lead to additional requests for residential uses in the future on other surrounding properties. MPC and Knox County Commission adopted the updated Northwest County Sector Plan just last year after staff review, several meetings with the public and consideration by both bodies at public hearings.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

There are no apparent trends that warrant an amendment to the sector plan. The residential uses in the area are concentrated to the east, outside of the Technology Corridor.

Action: Denied

Meeting Date: 11/9/2017

Details of Action:

Summary of Action: DENY LDR (Low Density Residential) sector plan designation.

Date of Approval: **Date of Denial:** 11/9/2017 **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/18/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved LDR Low Density Residential sector plan designation

Date of Legislative Appeal:

Effective Date of Ordinance: