

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 12-A-23-TOR Related File Number:
Application Filed: 10/31/2023 Date of Revision:
Applicant: M. KENT SANDERSON

PROPERTY INFORMATION

General Location: South side of Bob Gray Rd, west side of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 118 071 Jurisdiction: County
Size of Tract: 9.88 acres
Accessibility: Access is via Bob Gray Rd, a major collector street with a pavement width of 20-ft within a 46-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: MDR/O (Medium Density Residential/Office)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Pellissippi Pkwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR/TO (Planned Residential) up to 12 du/ac / (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the PR (Planned Residential) zone up with to 12 du/ac because it is consistent with the sector plan and the surrounding development, subject to one condition.

1. Require a stub-out to Parkway Heights, the subdivision to the south, with the location and design to be approved by the Planning Commission during the development plan review.

Comments: The subject property is currently zoned BP/TO. The request is for PR up to 12 du/ac.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its December 14, 2023 meeting (Case 12-F-23-RZ).

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. This property has frontage on Pellissippi Parkway. Residential development at the proposed density is appropriate at this location and is consistent with General Plan policy 11.4 which calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses.

2. Northwest County Sector Plan:

a. The PR zone at 12 du/ac is consistent with the MDR/O land use classification in the to the Northwest County Sector Plan, which allows consideration of up to 12 du/ac in the County's Planned Growth Area.

3. Zoning Ordinance:

a. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. There is a blue-line stream at the rear of this property, and the topography is steep in some places, so the flexibility of the PR zone make it an appropriate zone to consider.

b. At a density of 12 du/ac on this 9.88-acre property, a maximum of 118 units could be built. House, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.

c. Rezonings 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. Since 1983, there has been a significant amount of BP/TO to PR/TO rezonings in the area along Lovell Rd.

2. The proposed PR (Planned Residential) zone at a density of 12 du/ac is an extension of the zone to the south.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. Bob Gray Rd is a major collector, so no traffic would be required though side residential streets to access this property.

2. The adjacent residential subdivision south of the subject property, Parkway Heights, has direct access to Pellissippi Parkway via a private road, Odin Street. Due to safety considerations, the TN Department of Transportation (TDOT) has stated they would be in favor of closing the Odin Street

connection to Pellissippi Parkway upon development of the subject property once a stub-out connection to the adjacent subdivision to the south has been provided. Operationally, this will improve safety for the residents of Parkway Heights and allow them to access Pellissippi Parkway via the Lovell Road or Dutchtown Road interchanges.

3. This property has a blue line stream along the south side and the northern portion has 2.4 acres within the Hillside Protection Area. The recommended disturbance budget is 1.2 acres of the 9.8-acre site.

4. The Knox to Oak Ridge Greenway Master Plan 2015 proposes the alternative route, seen in Exhibit A, that follows along Pellissippi Pkwy and Bob Gray at this location. County Engineering may require a sidewalk connection to the proposed greenway during the development review process.

Action: Approved **Meeting Date:** 12/11/2023

Details of Action: Approve the PR (Planned Residential) zone up with to 12 du/ac because it is consistent with the sector plan and the surrounding development, subject to one condition.

1. Require a stub-out to Parkway Heights, the subdivision to the south, with the location and design to be approved by the Planning Commission during the development plan review.

Summary of Action:

Date of Approval: 12/11/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**