CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-B-15-SP Related File Number: 12-B-15-RZ

Application Filed: 10/22/2015 Date of Revision:

Applicant: CHAMPION CONSTRUCTION, LLC

METROPOLITAN
PLANNING
COMMISSION

Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side Solway Rd., southeast of George Light Rd.

Other Parcel Info.:

Tax ID Number: 89 121 Jurisdiction: County

Size of Tract: 15.49 acres

Access ibility: Access is via Solway Rd., a minor collector street with 21' of pavement width within 40-75' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density: 4 du/ac

Sector Plan: Northwest County Sector Plan Designation: ROW & MU-SD (NW-Co-7)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is sparsely developed with agricultural and rural to low density residential uses under A, PR

and RA zoning, all within the TO overlay. There is a business to the south of the subject property,

zoned BP/TO.

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

Street: 3004 Solway Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay) and F (Floodway) / TO

Former Zoning:

Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: TTCDA denied a Certificate of Appropriateness for rezoning from BP/TO to PR/TO at 5 du/ac on 5/5/14

(5-B-14-TOR).

PLAN INFORMATION (where applicable)

Current Plan Category: ROW (Right-of-Way) & MU-SD (Mixed Use Special District) - (NW-Co-7)

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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, the areas designated for technology

park and related uses should be maintained. This is especially important on properties that front on and have exposure from Pellissippi Parkway, as is the case with this property. All of the properties between Solway Rd. and Pellissippi Parkway are appropriately proposed for either office or technology park uses on the Northwest County Sector Plan update, which is currently in progress. Also, the interchange of Pellissippi Parkway, Oak Ridge Highway and Solway Rd., to the north, is proposed to be improved by TDOT in the near future. These improvements will improve access to this site for

appropriate technology park or office uses.

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 Solway Rd. The road width is sufficient to accommodate either office, technology park or low density residential uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan designates this site as ROW (Right-of-way). The current plan was adopted in 2003, when TDOT was proposing this area as part of the right-of-way for the proposed Orange Route. That project is no longer being considered. The Northwest County Sector Plan is currently being updated and is proposed for either Technology Park or Office uses. The TTCDA Comprehensive Development Plan, updated in 2008, proposes Technology Park uses, consistent with the current BP/TO zoning. This should be maintained as it has since the 1980's establishment of the Technology Corridor, especially considering the site's proximity 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 be maintained in this area. Approval of these requests could lead to additional requests for residential uses in the future on other surrounding properties.

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 west, outside of the Technology Corridor. No residential uses have been established on land that lies between Solway Rd. and Pellissippi Parkway, which run

approximately parallel to each other, no more than 800 feet apart.

Action: Approved Meeting Date: 12/10/2015

Details of Action: ADOPT RESOLUTION #12-B-15-SP, amending the Northwest County Sector Plan to LDR (Low

Density Residential) sector plan designation.

Summary of Action: Adopt Resolution #12-B-15-SP, amending the Northwest County Sector Plan to LDR (Low Density

Residential) sector plan designation and recommend the Knox County Commission also adopt the

amendment.

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Date of Approval:	12/10/2015	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	Knox County Comm	nission	
Date of Legislative Action:	1/25/2016	Date of Legislative Act	ion. Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other": Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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