# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-C-13-SP Related File Number: 12-H-13-RZ

Application Filed: 10/28/2013 Date of Revision:

Applicant: MESANA INVESTMENTS, LLC



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: South side Coward Mill Rd., northeast of Pellissippi Pkwy.

Other Parcel Info.:

Tax ID Number: 103 093 Jurisdiction: County

Size of Tract: 8.69 acres

Accessibility: Access is via Coward Mill Rd., a minor collector street with 15' of pavement width within 50' of right-of-

way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land

**Surrounding Land Use:** 

Proposed Use: Detached residential Density: 5 du/ac

Sector Plan: Northwest County Sector Plan Designation: TP

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** This area is developed with business and technology park uses under BP/TO zoning and some rural to

low density residential uses under A, RAE, PR and RA zoning. Existing residential development is

concentrated to the east, further from Pellissippi Parkway.

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

Street: 10528 Coward Mill Rd

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) / TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone: Yes, extension of LDR from the east

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)

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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.

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.

zoned properties in this area more attractive for technology park development.

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 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 east, outside of the Technology Corridor.

Action: Denied Meeting Date: 12/12/2013

**Details of Action:** 

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

Date of Approval:

Date of Denial: 12/12/2013

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:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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