

# CASE SUMMARY

APPLICATION TYPE: TTCDA

## REZONING



File Number: 2-A-19-TOR                      Related File Number:  
Application Filed: 12/28/2018              Date of Revision:  
Applicant: RML CONSTRUCTION LLP

### PROPERTY INFORMATION

General Location: Northeast side of Solway Rd., southwest side of Pellissippi Parkway, east end of Sam Lee Rd.  
Other Parcel Info.:  
Tax ID Number: 103 086                      Jurisdiction: County  
Size of Tract: 32.49 acres  
Accessibility: Access is via Solway Road, a minor and major collector, with a 21' pavement width within a right-of-way width of 50' to 60'.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Northwest County              Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 0 Solway 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: OB (Office, Medical, and Related Services) / TO (Technology Overlay)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variations Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Liz Albertson

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning, subject to one condition.

1. Use on review approval of a development plan will be required by MPC prior to any disturbance of the site, including clearing and grading.

With the above condition, this site is appropriate to be rezoned OB, consistent with the recommended land uses in the Mixed Use Special District - Pellissippi State Community College/Beaver Creek (MU-SD NWCO-6). Use on review development plan approval is necessary because of the steep slopes on the property and the need for a greenway easement along Solway Road for the Knox to Oak Ridge Greenway. Avoiding the disturbance of slopes greater than 40 percent will be required as part of use on review approval.

**Comments:**

OB/TO zoning is consistent with the proposal of the sector plan, as long as use on review approval of a development plan is required. The site has significant slope constraints. Regardless of the type of development proposed, use on review approval will be required, giving staff and the Planning Commission a way to address slope protection on this steeply-sloped site.

The impact to the street system will be addressed through the review of a Traffic Impact Study (TIS), which will be required to be submitted as part of the use on review development plan package. Any recommendations from the TIS will need to be included on the final plans for the site.

The applicant will be expected to avoid the disturbance of slopes greater than 40 percent will be required as part of use on review approval. Where grading is necessary and new slopes are created within the development, a reforestation plan will be required as part of the required development plan package.

The proposed zoning is compatible with surrounding development. There are other parcels in the immediate area that are zoned, BP, TO, A, and PR up to 3.66 du/ac.

The Northwest County Sector Plan reflects this site within the Pellissippi State Community College/Beaver Creek mixed use special district (NWCO-6). A mix of uses are recommended for this area, including the Office (O) land use classification, which allows consideration of the OB zone district. The mixed use special district also highlights the need for easements for the Knox to Oak Ridge Greenway in this area.

Use on review development plan approval is necessary because of the steep slopes on the property and the need for a greenway easement along Solway Road for the Knox to Oak Ridge Greenway.

**Action:** Approved

**Meeting Date:** 2/11/2019

**Details of Action:** APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning, subject to one condition.

1. Requiring a traffic impact study for the future development.

**Summary of Action:**

**Date of Approval:** 2/11/2019

**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:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**