

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-E-19-RZ **Related File Number:**
Application Filed: 1/8/2019 **Date of Revision:**
Applicant: RML CONSTRUCTION LLP / RYAN M. HICKEY

PROPERTY INFORMATION

General Location: East of the intersection between Solway Road and Sam Lee Road, adjacent to Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 103 86 **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: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Uses allowed in the OB/TO zones **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of attached, medium density, residential uses, office, and larger undeveloped agricultural and/or forested areas.

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: 12-FF-83-RZ: TO zone added. 12-U-83-RZ: PR (Planned Residential) to SP (Scientific Production)
Extension of Zone: Yes, this is an extension of OB/TO zoning to the southwest.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) district zoning, subject to one condition.

Staff Recomm. (Full): 1. Use on review approval of a development plan will be required by Knoxville-Knox County Planning 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: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The property is surrounded by a mix of residential, office and forested, agricultural lands.
- 2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The OB zoning district, as stated in the Knox County Zoning Ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas.
- 2. The OB zoning district is for business offices, clinics, medical, and dental offices near residential neighborhoods, however, hotels and other supportive land uses are also permitted.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. OB zoning is compatible with the surrounding land uses.
- 2. OB zoning at this location does not adversely affect the surrounding area or any other part of the county.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The Northwest County Sector Plan proposes MU-SD (Mixed Use Special District) for this area, and OB is compatible with the designation.
- 2. The request is consistent and not in conflict with all other plans of Knox County.

Action: Approved Meeting Date: 2/14/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) district zoning, subject to one condition.

Date of Approval: 2/14/2019 Date of Denial: Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/25/2019

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: