

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-D-07-SP **Related File Number:** 1-O-07-RZ
Application Filed: 2/13/2007 **Date of Revision:**
Applicant: CAMPBELL PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East side Sam Lee Rd., south side proposed SR-475 center line, southwest of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 PART OF 072 **Jurisdiction:** County
Size of Tract: 68 acres
Accessibility: Access is via Sam Lee Rd., a major collector street with 18' of pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments and office uses **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with large lot residential uses under Agricultural zoning. To the south is a PR/TO zoned single family subdivision and part of the Pellissippi State College campus, zoned BP/TO. Much of the surrounding land remains vacant.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: No
History of Zoning: This property was approved for an LDR plan designation and PR zoning at up to 2.5 du/ac in 2004 (6-J-04-RZ/6-C-04-SP). Staff had recommended denial of both requests.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and SLPA (Slope Protection Area)

Requested Plan Category: MU (Mixed Uses) (O/TP/LDR) and SLPA (Slope Protection Area)

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.): APPROVE MU Mixed Use (O/TP/LDR) and SLPA (Slope Protection) sector plan designations for the portion of the site southeast of the center line of proposed SR-475.

Staff Recomm. (Full): The applicants met with staff and reported they were looking at potential development of apartments, offices and possibly selling or trading some of the subject site for the community college campus expansion. The site's sector plan designation and rezoning options were revised to accommodate these present and future needs. Mixed uses in the area southeast of the proposed SR-475 alignment would be compatible with adjacent Pellissippi Community College campus. The sector plan currently calls for low density residential uses for this area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The current designation of LDR and SLPA is adjacent to BP/TO zoning, which is compatible with the OB/TO zone now being requested for this site, as well as the Pellissippi State campus in place on the adjoining property to the south. This property was previously shown on the sector plan for technology park uses.
2. Uses allowed under the Mixed Use (O/TP/LDR) designation and OB/TO zoning would be compatible with the scale and intensity of the adjacent land use and zoning pattern. Such uses would also be similar in scope and scale to uses permitted under surrounding BP and PR zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The Mixed Use (O/TP/LDR) designation and OB/TO zoning of this site will add additional traffic and increase turning movements onto Solway Rd.
3. The OB zone allows both office and apartment uses to be permitted for the site. Additionally, the TO (Technology Overlay) requires review of non-residential development plans by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines. Any residential development greater than 12 du/ac will require MPC use on review approval.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained. The developer of this property will be expected to address this issue as a site plan is prepared.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The applicant's revised Northwest County Sector Plan amendment request for Mixed Use (O/TP/LDR) designation is required for the revised OB/TO zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The subject property is located within the Technology Overlay, and a certificate of appropriateness from the TTCDA will need to be approved for OB/TO rezoning of this site at their March 5, 2007 meeting.
4. This request may lead to future requests for OB/TO or other similar zoning southeast of the proposed SR-475 alignment in this area near a future interchange. However, future OB/TO rezoning would also require TTCDA Certificates of Appropriateness.

MPC Action: Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action: APPROVE MU Mixed Use (O/TP/LDR) and SLPA (Slope Protection Area)

Date of MPC Approval: 3/8/2007

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: 4/16/2007

Ordinance Number:

Disposition of Case: Approved

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: