

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 3-F-04-SP **Related File Number:** 3-I-04-RZ
Application Filed: 2/20/2004 **Date of Revision:**
Applicant: LANDVIEW, LLC
Owner:

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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PROPERTY INFORMATION

General Location: Northeast side Solway Rd., southwest side Pellissippi Pkwy., north of George Light Rd.
Other Parcel Info.:
Tax ID Number: 89 131 **Jurisdiction:** County
Size of Tract: 62.2 acres
Accessibility: Access is via Solway Rd., a minor collector street with 24' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the rural residential area that is located along the west side of Pellissippi Parkway in this area and is zoned A, A/TO, and PC.

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

Street: 3302 Solway Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & A (Agricultural) /TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) and PR/TO (Planned Residential/Technology Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: Part of property was zoned PC in 2000. (5-F-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)
Requested Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY LDR plan designation for this site

Staff Recomm. (Full): The subject property is located at the northern end of the Technology Corridor, with the eastern half of the property situated within the boundaries of the Technology Overlay. The property's location at the northern entrance to the Technology Corridor, with high visibility from Pellissippi Parkway, make it more appropriate for technology park development as proposed by the Northwest County Sector Plan than the applicant's request for low density residential uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The LDR designation and PR zoning at a density of 1 to 3 du/ac would remove 62.2 acres from land better suited for economic development land uses, such as technology park uses.
2. PR zoning of this site for residential development will encourage other property in the area to be developed in a similar way, further reducing the suitability of the technology corridor for future business growth.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available, or can be extended, to serve the site.
2. The LDR designation and PR zoning would allow the property to be developed with a maximum of 195 dwelling units. Approximately 1,950 new vehicle trips would be generated and approximately 138 school-aged children would be added to the school system.
3. PR zoning at 1 to 3 units per acre density would be incompatible with the scale and intensity of other residential development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed LDR designation and PR zoning at a density of 1 to 3 du/ac will remove 62 acres of Technology Park designated land from the properties along the Pellissippi Parkway that are well suited and located for Technology Park uses.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Although the PC zone could permit technology park related development, the property should be rezoned to a classification that is better suited to a full range of technology park uses.

MPC Action: Approved

MPC Meeting Date: 3/11/2004

Details of MPC action: Approved LDR

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 3/11/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/19/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: