# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 3-I-04-RZ Related File Number: 3-F-04-SP

Application Filed: 2/12/2004 Date of Revision:

Applicant: LANDVIEW, LLC

Owner:



4 0 0 Main Street 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: Northeast side Solway Rd., southwest side Pellissippi Parkway, north of George Light Rd

Other Parcel Info.:

Tax ID Number: 89 131 Jurisdiction: County

Size of Tract: 65 acres

Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: Residential development Density: 1 to 3 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

# 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) and A (Agricultural) / TO(Technology Overlay)

Former Zoning:

Requested Zoning: PR (Planned Residential) and PR/TO (Planned Residential/Technology Overlay)

Previous Requests: Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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:

Staff Recomm. (Abbr.): DENY PR (Planned Residential) @ 1-3 dwelling units per acre, based on the sector plan

recommendation.

Staff Recomm. (Full):

Comments: In May, 2000, a request was made to change the subject property's A (Agricultural) zoning to CB

(Business & Manufacturing). This request was denied, although the western portion of the property was rezoned to PC (Planned Commercial). Agricultural zoning remained on the eastern portion. As part of the staff's recommendation, it was noted that an extension of the technology park land use designation should be made to include this area in the future. This was accomplished when the sector plan was

updated in 2003. The following reasons were noted in the staff report:

1) Technology park uses would generate the greatest amount of employment, enhancing area economic development.

- 2) Technology based uses will help preserve and enhance the area's natural attributes and create the high quality architecture and park-like setting which are important in the overall development of the corridor.
- 3) The technology park uses will not entail significant truck movements across the lanes of Pellissippi Parkway, and when limited access provision are realized, Solway Road can serve trips to the technology businesses.

These reasons are still valid today, even more so in view of the proximity this location will have in relation to an interchange on the proposed beltway route (Orange Route). The general alignment of the route crosses Pellissippi Parkway to south of the property, south of Beaver Creek. Low-density residential development is not an appropriate use on the site, half of which is in the Technology Corridor and all of which will likely be within close proximity to a major regional highway interchange.

Rather than remove this property as a possible location for technology park uses, it would be most prudent to work with economic development interests, utility service providers, Knox County, and the Tennessee Department of Transportation to improve the area's infrastructure so that the economic development potential can be realized.

(A draft update of the Tennessee Technology Corridor Development Plan, which was prepared concurrently with the Northwest County Sector Plan update, also designated the eastern half of the property for technology park uses. The current plan, however, designates the site for rural residential development. The plan was recently withdrawn from MPC and TTCDA consideration to allow more time for review the plan within the context of a possible regional approach to economic development involving Knox and nearby counties.)

MPC Action: Approved MPC Meeting Date: 3/11/2004

**Details of MPC action:** Approved PR and PR/TO at 1-3 du/ac

Summary of MPC action: APPROVE PR (Planned Residential) and PR/TO (Technology Overlay) at a density of 1 to 3 dwelling

units per acre

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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