

# 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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Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 4-E-14-SP      **Related File Number:**  
**Application Filed:** 3/4/2014      **Date of Revision:**  
**Applicant:** KNOX COUNTY COMMISSION

### PROPERTY INFORMATION

**General Location:** Southeast side Coward Mill Road, northeast of Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 103 093      **Jurisdiction:** County  
**Size of Tract:** 8.69 acres  
**Accessibility:** Access is via Coward Mill Road, a minor collector street with 15 ft. of pavement width, within 50 ft. of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single-family residential      **Density:** 5 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with business and technology park uses under BP/TO zoning and some rural to low density residential uses under A, RAE, PR and RA zoning. Existing residential development primarily is concentrated further to the east from Pellissippi Parkway than the subject property.

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

**Street:** 10528 Coward Mill 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:**  
**Previous Requests:**  
**Extension of Zone:** Yes, extension of LDR from the east  
**History of Zoning:** Request was previously considered under Mesana Investments, LLC, (12-C-13-SP) and denied by MPC. Companion rezoning for PR zoning was appealed to County Commission.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** TP (Technology Park)

Requested Plan Category: LDR (Low Density Residential)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variations Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): DENY LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full): In keeping with the intent of the Technology Corridor, the areas designated for technology park and related uses should be maintained.

Comments: This same sector plan amendment request was previously considered by MPC at the December 12, 2013, meeting as file #12-C-13-SP, along with a rezoning request for PR (Planned Residential) @ 5 dus/ac. The applicant of record at that time was Mesana Investments, LLC. The Planning Commission denied the sector plan amendment and recommended denial of the rezoning, based in part on the staff recommendation for denial and testimony from area residents opposed to the changes. Consistent with state law, the applicant could not appeal MPC's decision to deny the plan amendment, but could appeal the rezoning, which they did. County Commission heard the rezoning appeal at their February, 2014, meeting, again hearing testimony from area residents opposed to the changes, as well as the applicant and the owners of the property for which the changes are being sought. Again consistent with state law, County Commission voted to initiate their own sector plan amendment request for an LDR plan designation and send it back to MPC for consideration.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any of these.):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No improvements have been made recently to Coward Mill Road. The Tennessee Technology Corridor Development Authority (TTCDA) Comprehensive Development Plan proposes a north/south access road parallel to Pellissippi Parkway that could open up isolated technology park-designated (and BP-zoned) properties for development and create value for property owners and investors. This access road would be an extension of Cherahala Blvd. from the south and extend to the north to connect with Horseshoe Bend Business Park. Regardless of how the site is developed, it should be noted that road and other infrastructure improvements may be necessary to make any proposal viable.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan appropriately calls for technology park development at this location. This should be maintained as it has since the establishment of the Technology Corridor in the early 1980's, especially considering the site's proximity to Pellissippi Parkway and other similar uses developed in the area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no significant change in government policy to justify amending the sector plan at this location. Staff maintains that business and technology park uses should be maintained in this area. Approval of this request and the companion rezoning could lead to additional requests for residential uses on surrounding properties. Continued residential growth in this area would make it difficult to develop the remaining properties designated for TP uses and zoned BP. (Note: The TTCDA Board did vote to approve a certificate of appropriateness for the applicant's rezoning request when it was reviewed by TTCDA in December of last year.)

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Within the Technology Overlay portion of the Technology Corridor, there have been several proposals brought forward for medium density residential uses in recent years. However, these proposals have

been for properties appropriately zoned or proposed for such uses by the sector plan. The sector plan was updated to allow for more flexibility in how certain areas could be developed above and beyond technology park uses. Recent trends suggest that residential development along the Pellissippi Parkway is occurring where it should occur.

**ALTERNATE CONSIDERATION:**

The staff maintains it's original recommendation that this request should be denied. If the Planning Commission is inclined to approve the plan amendment, however, development of the property at up to 3 dus/ac would be appropriate, although not in keeping with the intent and purpose of the Technology Corridor.

**Action:** For legislative action only **Meeting Date:** 4/10/2014

**Details of Action:**

**Summary of Action:** No action taken

**Date of Approval:** **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:** 5/27/2014

**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:**

**Amendments:**

Approved LDR

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**