

# 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: 5-A-15-SP

Related File Number: 5-D-15-RZ

Application Filed: 3/30/2015

Date of Revision:

Applicant: J. ED CAMPBELL

## PROPERTY INFORMATION

General Location: North side Greystone Summit Dr., southwest side Solway Rd.

Other Parcel Info.:

Tax ID Number: 103 09903

Jurisdiction: County

Size of Tract: 8 acres

Accessibility: Access is via Solway Rd., a major collector street with 21' of pavement width within 60' of right-of-way., or Greystone Summit Dr., a local street with 26' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Apartments or any use permitted

Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: TP

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area, just north of the Pellissippi State Community College campus, has been developed with apartments under OB/TO zoning.

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

Street:

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: Property zoned BP/TO in 1983.

Extension of Zone: Yes, extension of Office plan designation from the south and OB zoning from the south and west.

History of Zoning: None noted for this site. Adjacent sites were rezoned OB in 2007 and 2011.

## PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)

Requested Plan Category: O (Office)

## **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.):

ADOPT RESOLUTION #5-A-15-SP, amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Either medium density residential or office uses, as permitted by the requested OB zoning, would be appropriate on this site, which is located adjacent to a community college and an existing apartment complex. The site meets the locational criteria for the MDR/O designation in the sector plan, as well as certain criteria for amending the sector plan. The MDR/O plan designation must be approved in order to consider OB zoning for the site.

Comments:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one 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 known road improvements have occurred on Solway Rd. in this area. However, Greystone Summit Dr., which was constructed to serve the adjacent apartment development will help accommodate additional traffic generated by new residential development on this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for technology park uses for the site, which would be appropriate for this site. However, this site is equally appropriate for the proposed office or residential development.

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

This location is in close proximity to the interchange of Pellissippi Parkway and Hardin Valley Rd. and adjacent to a community college in an area appropriate for large scale office or medium density residential development. The approval of OB zoning on the adjacent property for residential development has altered the nature of this particular area away from technology park uses and toward college-serving and general residential uses.

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

There is a large, gated apartment complex to the northwest of this site, served by Greystone Summit Dr. This established use is appropriate to be located adjacent to a large community college and near a major interchange. The applicant wishes to expand the apartment use to this site.

Action:

Approved

Meeting Date: 5/14/2015

Details of Action:

Summary of Action:

ADOPT RESOLUTION #5-A-15-SP, amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) and recommend the Knox County Commission adopt the sector plan amendment

Date of Approval:

5/14/2015

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:** 6/22/2015

**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:**