

# CASE SUMMARY

APPLICATION TYPE: TTCD

## REZONING



File Number: 5-A-19-TOR      Related File Number:  
Application Filed: 3/26/2019      Date of Revision:  
Applicant: RML CONSTRUCTION LLP

### PROPERTY INFORMATION

General Location: Northeast side of Solway Road, southwest side of Pellissippi Parkway, northeast end of Greystone Summit Drive.  
Other Parcel Info.:  
Tax ID Number: 103 09601      Jurisdiction: County  
Size of Tract: 8.37 acres  
Accessibility: Access is via Solway Road, a major collector, with a 22' pavement width within a right-of-way width of 50' to 60'.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use:  
Proposed Use: Apartments      Density:  
Sector Plan: Northwest County      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 0 Solway 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: OB (Office, Medical, and Related Services) / TO (Technology Overlay)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Liz Albertson

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** RECOMMEND that TTCDA APPROVE a Certificate of Appropriateness for rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

**Comments:** OB / TO zoning is consistent with the recommended land uses in the Mixed Use Special District - Pellissippi State Community College/Beaver Creek (MU-SD NWCO-6) in the sector plan. It is also compatible with the surrounding zoning and development pattern. The adjacent parcel to the north was also recently zoned for OB/TO, so this is an extension of that zoning designation (2-A-19-TOR).

For several years, the Tennessee Department of Transportation (TDOT), Knox County Department of Engineering and Public Works (EPW), Knoxville Regional Transportation Planning Organization (TPO) and the Knoxville-Knox County Planning staff have been working on plans to improve traffic flow through the Pellissippi Parkway (SR-162) corridor. These plans include establishing parallel roads and further alternative connections to Pellissippi Parkway to allow the road network to disperse traffic and prevent main intersections from having high congestion. Knox County is currently moving forward with the Cherahala Boulevard Extension project on the east side of Pellissippi Parkway which will provide a road connection from Coward Mill Road south to Lovell Road. To further improve traffic flow, TDOT has looked at creating an east/west connection north of Hardin Valley Road. The most feasible location for crossing Pellissippi Parkway would be a connection between Coward Mill Road on the east and Solway Road at Greystone Summit Drive on the west side of Pellissippi Parkway. This crossover would be located at the southern end of this property, which is currently before the Planning Commission for rezoning approval. Please refer to the attached email from Bryan Bartnik of TDOT and the map of the possible bridge location. Staff encourages the applicant to work with TDOT, EPW and Planning staff on the design of any future development project on this site in order to preserve the area of this future bridge crossing. (See Exhibit A.)

The Northwest County Sector Plan reflects this site within the Pellissippi State Community College/Beaver Creek mixed use special district (NWCO-6). A mix of uses are recommended for this area, including the Office (O) land use classification, which allows consideration of the OB zone district. The mixed use special district also highlights the need for easements for the Knox to Oak Ridge Greenway in this area. A greenway easement along Solway Road for the Knox to Oak Ridge Greenway is also needed, and was noted in the adjacent OB/TO rezoning (2-A-19-TOR) as well.

**Action:** Approved

**Meeting Date:** 5/6/2019

**Details of Action:** APPROVE a Certificate of Appropriateness for rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

**Summary of Action:**

**Date of Approval:** 5/6/2019

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**