

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 5-D-15-RZ **Related File Number:** 5-A-15-SP
Application Filed: 3/30/2015 **Date of Revision:**
Applicant: J. ED CAMPBELL

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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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:

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:

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:
History of Zoning:

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.): RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning, subject to one condition.

Staff Recomm. (Full): 1. In the northeastern portion of the site, between the on-site creek and Solway Rd., a 30-foot wide greenway easement must be provided.

With the recommended condition, OB/TO is a logical extension of zoning from the northwest. The recommended zoning is compatible with surrounding development and zoning. The developer will need to coordinate location of the greenway easement with the Knox County Parks & Greenways Coordinator.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The applicant proposes to extend the OB/TO zoning north and east to expand the adjacent apartment development (Greystone Summit).
2. The proposal is an extension of zoning from the south and west and is compatible with surrounding land uses.
3. The proposed zoning change will allow apartment development to serve the adjacent community college, as well as providing a location for offices or medium density residential development in close proximity to a major interchange.
4. The recommended condition by staff is in order to preserve the needed public access easement for a segment of the Knox to Oak Ridge Greenway, which is proposed for the future to further connect the system of greenways in the area. The proposed greenway location along the west side of Solway Rd. is shown on the attached map provided by the Knox County Greenways Coordinator.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested OB zoning district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The OB zoning district also allows residential development as permitted by the RB zoning district.
2. Based on the above description and intent of OB zoning, this property is appropriate to be rezoned to OB.
3. Depending on the type of development proposed, site plans may be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCCA), since it is located within the TO overlay. MPC would review a development plan if the proposed residential density exceeds 12 du/ac.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sewer utilities are available to the site.
2. With the extension of zoning, the impact on surrounding properties should be minimal. The uses permitted under OB zoning are compatible in scale and intensity to surrounding development and zoning.
3. Any plans for the development of the property should keep disturbance of the terrain and existing mature vegetation to a minimum. The open creek channel that crosses the front of the site, parallel to Solway Rd., should also be maintained.
4. OB/TO zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended plan amendment to MDR/O (Medium Density Residential/Office), OB/TO zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of OB/TO zoning for this site could lead to future similar requests in the area, which may also require sector plan amendments.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., May 11, 2015 (5-C-15-TOR).

Action: Approved **Meeting Date:** 5/14/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning, subject to one condition.

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 **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:**

Date of Legislative Appeal: **Effective Date of Ordinance:**