

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-H-19-RZ **Related File Number:**
Application Filed: 3/26/2019 **Date of Revision:**
Applicant: RML CONSTRUCTION, LLP

PROPERTY INFORMATION

General Location: Northeast side of Solway Road at intersection 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 pavement width of 21.7' feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: any use allowed in OB/TO **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential) / O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of attached, medium density, residential uses, office, and larger undeveloped agricultural and/or forested areas.

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: 12-FF-83-RZ
Extension of Zone: Yes, this is an extension of OB/TO to the north and west of the property.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) district zoning.

Staff Recomm. (Full):

Staff recommends approval of the requested OB / TO zoning, which is consistent with the recommended land uses in the Mixed Use Special District - Pellissippi State Community College/Beaver Creek (MU-SD NWCO-6)

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 property is surrounded by a mix of residential, office and forested, agricultural lands.
2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

1. The OB zoning district, as stated in the Knox County Zoning Ordinance, 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.
2. The OB zoning district is for business offices, clinics, medical, and dental offices near residential neighborhoods, however, hotels and other supportive land uses are also permitted.

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

1. OB zoning is compatible with the surrounding land uses.
2. 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.)
3. A greenway easement along Solway Road for the Knox to Oak Ridge Greenway is needed.

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. The Northwest County Sector Plan proposes MU-SD (Mixed Use Special District) for this area, and

OB is compatible with the designation.

2. The request is consistent and not in conflict with all other plans of Knox County.

Action: Approved **Meeting Date:** 5/9/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) district zoning.

Date of Approval: 5/9/2019 **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: 6/24/2019

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: