

CASE SUMMARY

APPLICATION TYPE: REZONING

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: 6-J-04-RZ **Related File Number:** 6-C-04-SP
Application Filed: 5/10/2004 **Date of Revision:**
Applicant: SMITH CAMPBELL JOINT VENTURE
Owner:

PROPERTY INFORMATION

General Location: South, east and west sides of Sam Lee Rd., west of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 PART OF 072 OTHER: PORTION ON SOUTH AND **Jurisdiction:** County
Size of Tract: 146 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR and Technology Park
Growth Policy Plan: Planned Growth Area and Rural Area
Neighborhood Context:

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

Street: 10924 Sam Lee 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: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): DENY PR (Planned Residential) zoning.

Staff Recomm. (Full): PR zoning would allow the property to be developed with residential uses that would hinder the chance for future technology park development in an area that has been designated for such development. BP uses are more appropriate at this location over the long term, which is close to Pellissippi Parkway and adjacent to a public technical community college.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of these requests would allow a residential subdivision to be constructed on this property, which would eliminate the opportunity for business and technology park development on this parcel in the future.
2. Future residential development on this site may be negatively impacted by future nonresidential development that may occur on adjacent properties that remain zoned BP/TO.
3. The current Business & Technology designation and BP/TO zoning are more appropriate for this site than residential, considering the proximity of the site to the existing Pellissippi Parkway. The exposure to this highway would be beneficial for business/technology park uses.
4. The site's topography is not suitable for residential development at the density proposed. About 17% of the site has slopes greater than 25% and about 40% of the site has slopes of between 15 and 25%. (See attached slope analysis and calculations.)
5. The subject property is located in the pathway of the a study corridor that has been designated by the State for the location of an alignment for a regional beltway that will traverse through this area. The construction of this roadway will be a long term development project. If the beltway project proceeds, the subject property will have direct exposure to a major transportation facility and will be located near a proposed interchange at Pellissippi Parkway. These factors will greatly enhance the property's potential as a site for technology park development. (Because the property may be affected by this transportation project, a separate memorandum will be presented for discussion at the July agenda review meeting. The memo will address the timetable for the construction of the beltway and its impact on the appropriate, long term use of the property.)

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area and would have to be extended to serve the development. West Knox Utility District reports that a water line is available on Solway Rd. at Sam Lee Rd. and that there is a sewer pump station located toward the northern portion of the Pellissippi State College property to the south.
2. The proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 730 dwelling units to be constructed on the site. That number of units, if single family detached, would add approximately 7300 vehicle trips per day to the street system and would add approximately 516 children under the age of 18 to the school system.
3. The residential density proposed is out of character with the scale and intensity of the surrounding residential development and zoning pattern on Sam Lee Rd. and would negatively impact surrounding residential properties.
4. If residential development is permitted, MPC staff will require that a statement be included on future concept plans and final plats that clearly state that the beltway's eventual alignment may impact all or a portion of the property.
5. If the Planning Commission is inclined to approve residential uses for this property, the density should be limited to no more than 2 du/ac. Development of the site should be consistent with the policies of the Growth Policy Plan and Sector Plan regarding steep and moderate slopes. The applicant has submitted a concept plan/use on review (on MPC's July 8, 2004 agenda), showing 288 lots on 146 acres for a density of 1.97 du/ac. The plan also includes additional acreage, zoned BP/TO, used for access streets only, for a total area of 172 acres. The proposed access to the development is from

Solway Rd. only. The MPC file numbers are 7-SI-04-C and 7-K-04-UR. The applicant has requested automatic postponement of the concept plan and use on review to the August 12, 2004 MPC meeting. 6. A traffic study was submitted with the development plans because the proposal included more than 75 lots. Because of the size of the proposed development, staff would likely require an additional access point to a public street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The recently updated Northwest County Sector Plan proposes Technology Park uses for this site, which should be maintained.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate future requests for residential plan designations and zonings in this area to the west along Sam Lee Rd. and to the north along Solway Rd.
4. Because of the property's location within the Technology Overlay, these requests will have to be approved by the Tennessee Technology Corridor Development Authority (TTCDA) for a Certificate of Appropriateness. These requests are scheduled to be heard by TTCDA on July 6, 2004.

MPC Action: Approved **MPC Meeting Date:** 7/8/2004

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 2.5 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential)/TO (Technology Overlay) at a density of 1- 2.5 dwelling units per acre.

(TTCDA approved a Certificate of Appropriateness for rezoning to PR at 2.5 du/ac and clustering of residential development.)

Date of MPC Approval: 7/8/2004 **Date of Denial:** **Postponements:** 6/10/04

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/23/2004 **Date of Legislative Action, Second Reading:** 9/27/2004

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Postponed **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

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