CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-A-11-SP Related File Number: 8-B-11-RZ

Application Filed: 6/23/2011 Date of Revision:

Applicant: WILLIAM H. WHITE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Solway Rd., southeast side Greystone Summit Dr.

Other Parcel Info.:

Tax ID Number: 103 099.02 OTHER: PORTION OF 099 SOUTH OF ROA Jurisdiction: County

Size of Tract: 32 acres

Access is via Solway Rd., a major collector street with 23' of pavement width within 50' of right-of-way,

or Greystone Summit Dr., a local street with 26' of pavement width within 50-80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Apartment complex Density: 12 du/ac

Sector Plan: Northwest County Sector Plan Designation: Technology Park

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is located just north of the Pellissippi State Community College campus (zoned BP/TO)

and east of an existing, gated apartment community (zoned OB/TO). To the north are agricultural and

rural residential uses, zoned A/TO. Pellissippi Parkway is to the northeast.

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: None noted

Extension of Zone: Yes, extension of OB/TO from the northwest

History of Zoning: None noted for this site. Adjacent site to northwest was rezoned OB/TO in 2007 (1-O-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park)

9/28/2011 02:57 PM Page 1 of 3

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 #8-A-11-SP, amending the Northwest County Sector Plan to O (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 between a community college and an existing apartment complex. The site meets the locational criteria for the O designation in the sector plan, as well as certain criteria for amending the sector plan. The office plan designation must be approved in order to

consider OB zoning for the site.

Comments: SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known road improvements have occurred on Solway Rd. in this area. However, Greystone Summit

Dr., which was recently constructed to serve the adjacent apartment development will help accommodate additional traffic generated by new residential development on this site.

ERROR OR OMISSION IN CURRENT 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:

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 toward

college-serving and general residential uses.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

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: 8/11/2011

Details of Action:

Summary of Action: ADOPT RESOLUTION #8-A-11-SP, amending the Northwest County Sector Plan to O (Office) and

recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval: 8/11/2011 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: 9/26/2011 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

9/28/2011 02:57 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

9/28/2011 02:57 PM Page 3 of 3