



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 7-K-06-RZ
7-B-06-SP

AGENDA ITEM #: 74
AGENDA DATE: 8/10/2006

POSTPONEMENT(S): 7/13/2006

▶ **APPLICANT:** H.E. BITTLE, III

OWNER(S): GATE PROPERTIES LTD % ASSET PLANNING CORP

TAX ID NUMBER: 103 120

JURISDICTION: Commission District 6

▶ **LOCATION:** Southwest side Pellissippi Pkwy., northwest of Carmichael Rd., southeast of Hardin Valley Rd.

▶ **TRACT INFORMATION:** 58.16 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Property's only current public street frontage is on Pellissippi Parkway, a four lane expressway within 300-370' of right of way. Future access will be via Hardin Valley Rd., a three lane minor arterial street with center turn lane within 75' of right of way, or Carmichael Rd., a minor collector street with 18' of pavement width within 90' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) and SLPA (Slope Protection Area) / BP (Business and Technology) / TO (Technolgy Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and SLPA (Slope Protection Area) / CA (General Business) / TO (Technolgy Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail/office

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of the plan designation or zoning. There is PC/TO commercial zoning to the north.

HISTORY OF ZONING REQUESTS: None noted for this site. The BP/TO zoning has been in place since the early 1980's.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Businesses and dwellings / O,TP,SLPA / A (Agricultural)/TO (Technology Overlay) and PC (Planned Commercial)/TO
South: Vacant land / MU,SLPA / BP (Business & Technology Park)/TO and A (Agricultural)/TO
East: Pellissippi Parkway right of way / TR / A (Agricultural)/TO
West: Dwellings and vacant land / LDR,SLPA / A (Agricultural)/TO and PR (Planned Residential)/TO

NEIGHBORHOOD CONTEXT: The properties along Carmichael Rd. to the south and west are developed with residential uses under A/TO and PR/TO zoning. To the north, near the Hardin Valley Rd./Pellissippi Pkwy. interchange are some commercial

uses, zoned PC/TO and CA/TO. Directly south along Pellissippi Pkwy., are undeveloped parcels zoned BP/TO. Pellissippi Greenway and Parkway are located to the east.

STAFF RECOMMENDATION:

▶ **APPROVE MU (Mixed Use) and SLPA (Slope Protection) sector plan designations. (Applicant requested Commercial).**

Applicant requested commercial land use but agrees with the mixed use designation. The text of the sector plan will be changed to recognize that office, technology park, retail, and single and medium density residential uses are appropriate in the designated area.

▶ **APPROVE PC (Planned Commercial) / TO (Technology Overlay) zoning, limited to BP (Business & Technology Park), SC (Shopping Center) and CN (Neighborhood Commercial) uses, subject to the 6 conditions below:**

These requests have been reviewed in conjunction with 8-M-06-RZ/8-C-06-SP (David G. Robinette), which is an adjacent property to the north with the same requests. The staff recommendations for these two properties are the same, because the two sites are both included on the proposed plan by the applicants. The applicants requested CA/TO, but are in agreement with the recommended limited and conditioned zoning, which generally supports the preliminary plan for the properties. The designated references to the preceding zones will allow the type of development which has been depicted on the attached concept plan (developed by Johnson Architecture, Inc, dated 7/14/06). The following conditions shall apply as a master plan is created for the development:

1. A connecting road as depicted, running from Hardin Valley Road to the southern edge of the property;
2. The proportion of uses, depicted in the concept plan, be used as the basis of the future land development;
3. Office and/or BP (Business & Technology Park) uses be located adjacent to the parkway;
4. The out parcels, depicted on the concept plan to the east side of the connector road at the southern end of the property, be limited to office development;
5. Steep slopes and other environmentally sensitive areas be preserved as part of site plan development (these areas are depicted on the attached Slope Analysis Map).; and
6. The residential development depicted on the plan will require a rezoning of that portion of the site to PR (Planned Residential) at a density of no more than 12 du/ac. If this area is not rezoned to PR, uses for this portion of the site should be limited to office uses.

COMMENTS:

The current Northwest County Sector Plan designates this area for mixed-use development, noting the potential for office and medium density residential development if master-planned. The concept plan that the applicant has provided depicts a mix of retail, office and residential uses. The Tennessee Technology Corridor Development Authority has noted in recent planning discussions that office and technology-related uses should be located next to the parkway, maintaining a corporate and technology-based image along the corridor. The applicant's concept plan was drafted to include such uses in that location. The Sector Plan and Long Range Transportation Plan propose a continuous road between Hardin Valley and Yarnell/Lovell Rds. The applicant's preliminary plan includes a portion of that future road.

The developer will be encouraged to meet with the Tennessee Technology Corridor Development Authority (TTCDA) staff for a pre-application workshop prior to site preparation and developing of the final site plan to discuss specific site planning issues.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Conditioned PC zoning is compatible with adjacent properties to the north that are developed with commercial uses under PC/TO zoning.
3. A mixed use development, as recommended, is appropriate for these sites, which are located along the Pellissippi Parkway Technology Corridor.

THE EFFECTS OF THE PROPOSAL

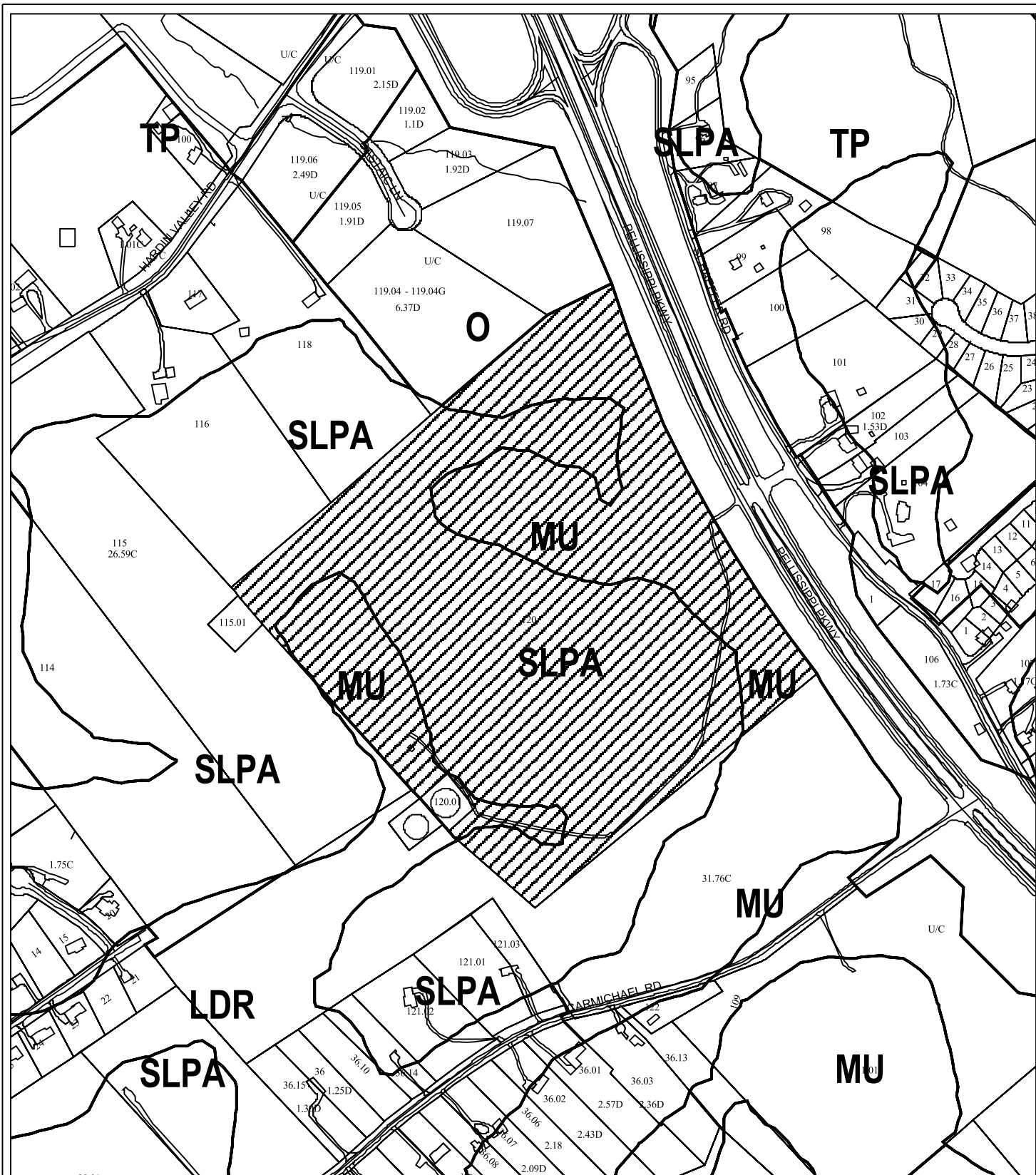
1. Public water and sewer utilities are available in the area to serve the site, but may have to be extended to this site.
2. The proposal will have a minimal impact on schools. The impact to streets will be lessened with the proposed construction of the new street, as depicted on the development plan, which will connect Hardin Valley Rd. to Carmichael Rd. Direct access to Pellissippi Parkway should be discouraged.
3. The recommended PC zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. With the recommended sector plan amendment to mixed uses, the recommended zoning is consistent with the Northwest County Sector Plan.
2. The sites are located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject properties are located within the Technology Overlay district, Certificates of Appropriateness from the TTCDA will also be required for these proposals. TTCDA will consider these proposals at their August 7, 2006 meeting.
4. This request may lead to future sector plan or rezoning requests for commercial or other uses on other properties in the area, especially on similar property to the south of this site, which is also undeveloped and situated along the west side of Pellissippi Parkway.

PC/TO zoning requires MPC's use on review approval of a site plan prior to development of the site. The TO overlay will require approval of a Certificate of Appropriateness from TTCDA prior to development of the site.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

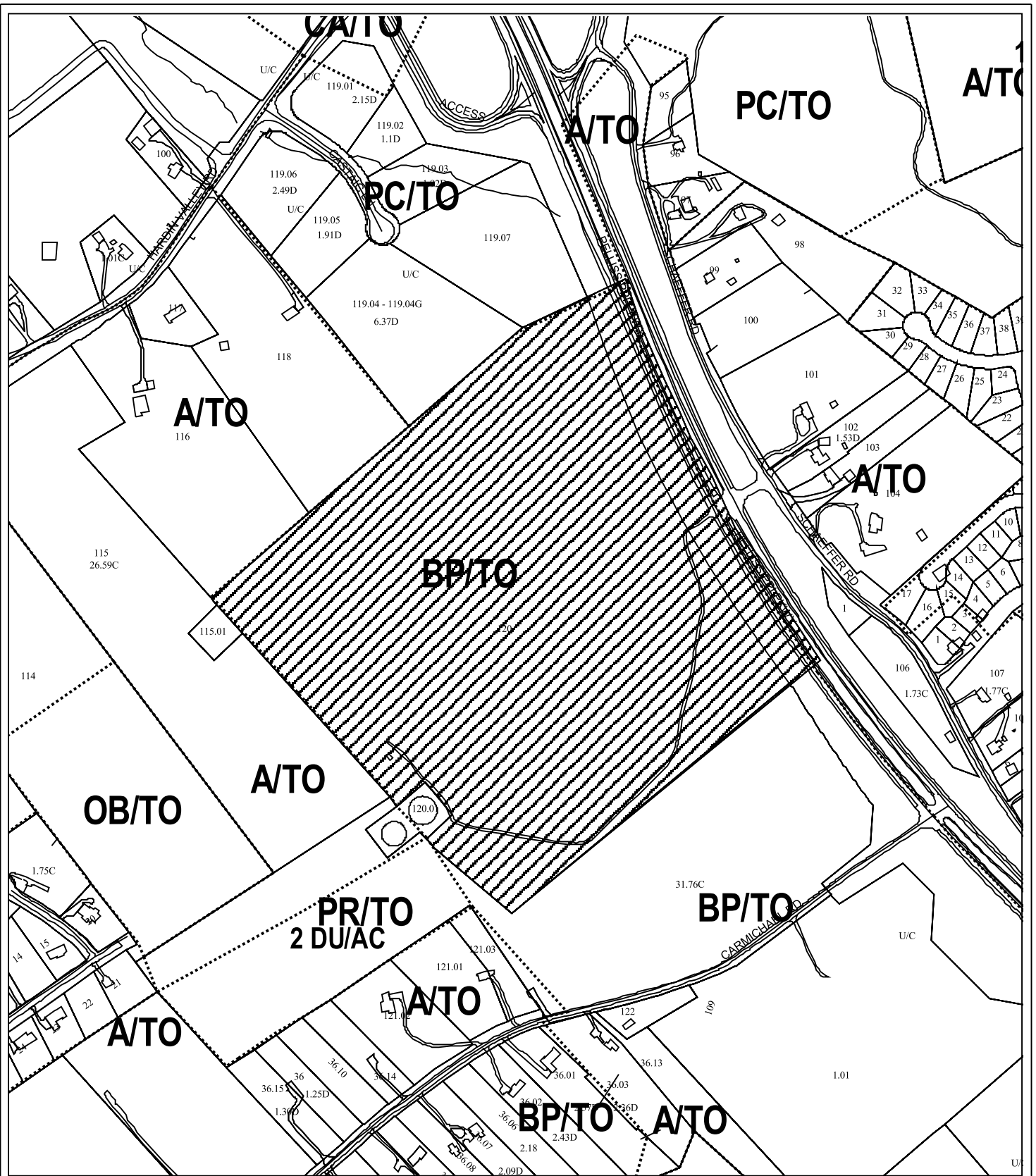


**7-B-06-SP/7-K-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

 From: MU (Mixed Uses) and SLPA (Slope Protection Area)
 To: C (Commercial) and SLPA (Slope Protection Area)
 Original Print Date: 06/20/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: H.E. Bittle, III
 Map No: 103
 Jurisdiction: County





**7-K-06-RZ
REZONING**

Petitioner: H.E. Bittle, III

Map No: 103

Jurisdiction: County



From: BP (Business and Technology) / TO (Technology Overlay)

To: CA (General Business) / TO (Technology Overlay)

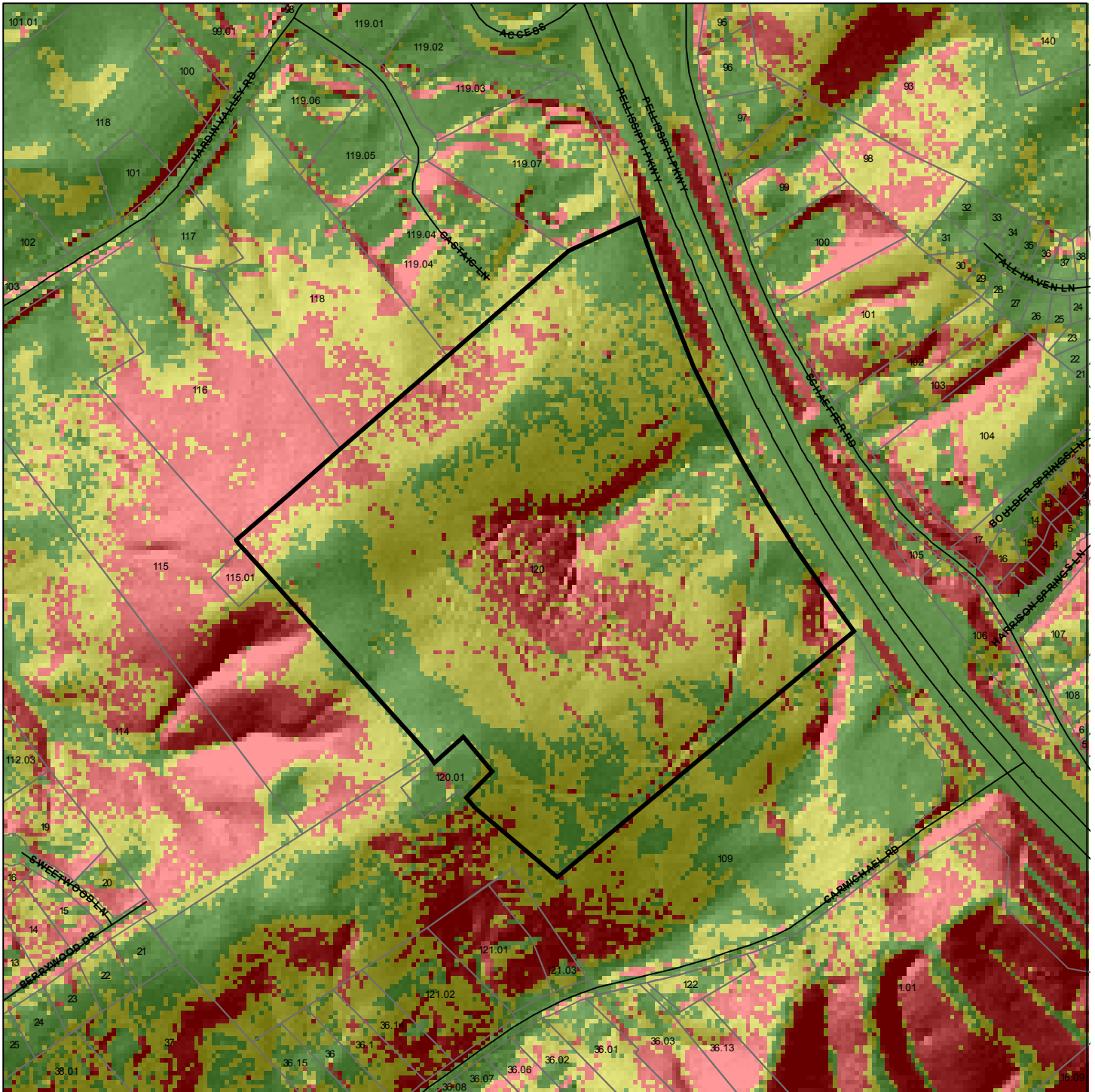
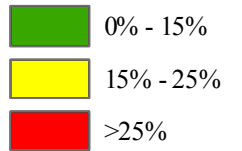
Original Print Date: 06/20/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

7-K-06-RZ Slope Analysis

Percent Slope



7-K-06-RZ REZONING



From: BP (Business Park) / TO (Technology Overlay)
To: CA (General Commercial) / TO (Technology Overlay)

Original Print Date: 6/15/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: H. E. Bittle, III

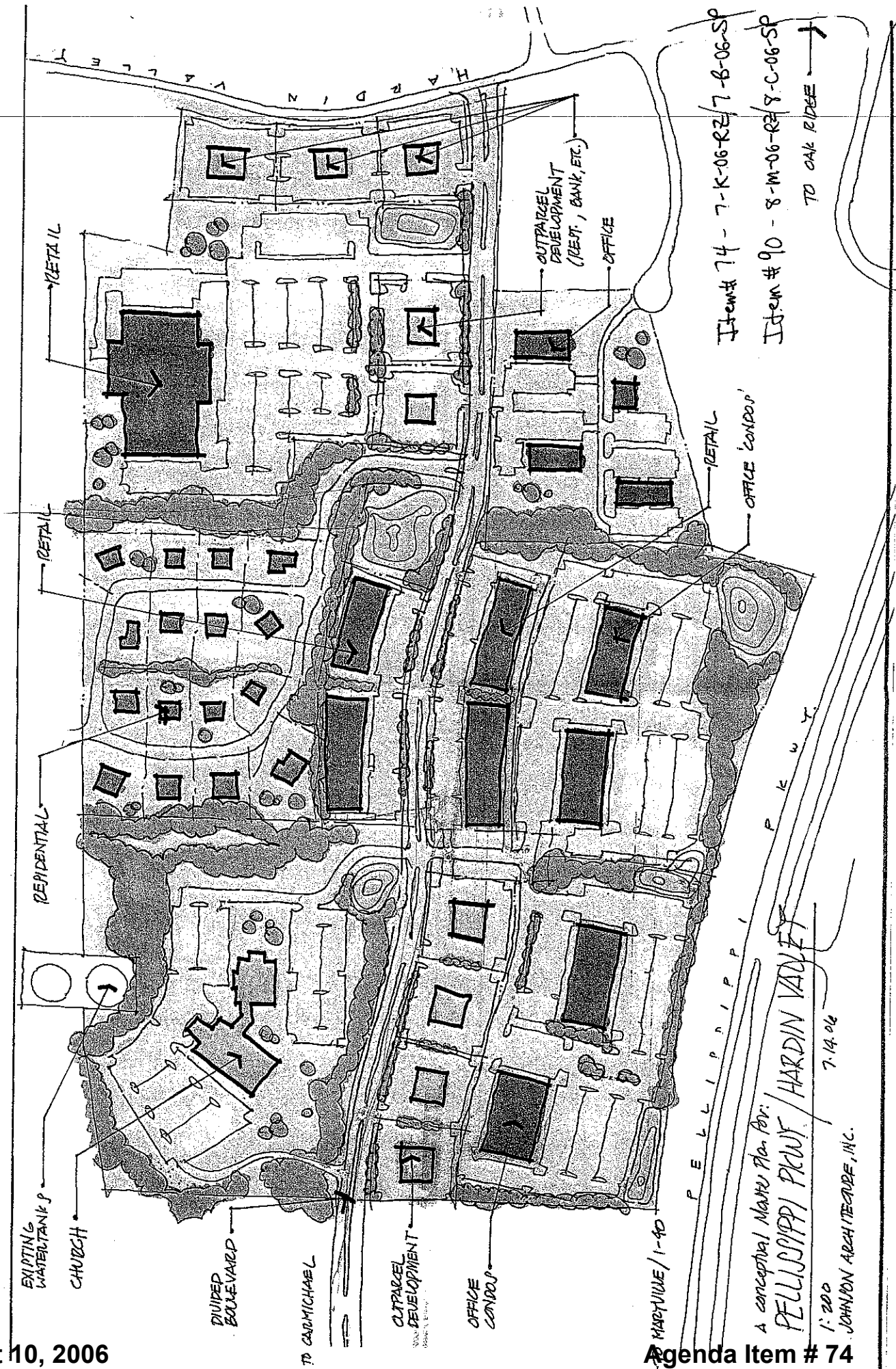
Map No: 103

Jurisdiction: County



7-K-06-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	28167	16.1656	28.54%
15%-25%	2	53053	30.4482	53.76%
> 25%	3	17473	10.0281	17.70%
Total Acres			56.6420	100.00%



Item # 74 - 7-K-06-RZ/7-B-06-SP
 Item # 90 - 8-M-06-RZ/8-C-06-SP
 TO OAK RIDGE

PELLI P P P I
 A conceptual Master Plan for
 MISSISSIPPI POWER / HARDIN VALLERY
 1:200
 7.14.06
 JOHNSON ARCHITECTURE, INC.

From: <MPJohnson@absconsulting.com>
To: <contact@knoxmpc.org>
Date: 7/13/2006 11:10:58 AM
Subject: Zoning Requests 7-K-06-RZ and 7-B-06-SP July 13, 2006 Agenda

To whom it may concern,

Although the MPC has requested that this item be postponed until the August 10 meeting, I would like to express my concerns about the zoning request 7-K-06-RZ and 7-B-06-SP for commercial and general business at Carmichael Road and Pellissippi Parkway.

1. The zoning request (as presented in the agenda online) does not include any details of proposed land use. This does not provide the affected public with any information to voice an opinion. Because this request involve a significant amount of property, specific details must be presented along with the zoning request.
2. Information concerning access and roadways to this property are not provided. Access directly to Pellissippi Parkway from the property should not be permitted. Current plans by TDOT is that Pellissippi Parkway will become a 6-lane, limited access highway. If the property owner is given direct access to Pellissippi now, the taxpayers will have to provide a new access road in the future. Carmichael Road is very steep and narrow at its intersection with Pellissippi and would not support the possible traffic for commercial development on the property. Plans for moving Carmichael Road need to be made.

Thanks you for your consideration.

Michelle P. Johnson
2200 Berrywood Drive
Knoxville, TN 37932