



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

▶ **FILE #:** 1-N-07-RZ **AGENDA ITEM #:** 60
 1-C-07-SP **AGENDA DATE:** 2/8/2007

POSTPONEMENT(S): 1/11/07

▶ **APPLICANT:** M & M PARTNERS
 OWNER(S): MCKAMEY JONNIE MAY

TAX ID NUMBER: 89 173 PORTION EAST OF GEORGE LIGHT RD.

JURISDICTION: Commission District 6

▶ **LOCATION:** East side George Light Rd., northwest side Rather Rd., east of Pellissippi Parkway

▶ **TRACT INFORMATION:** 12.68 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via George Light Rd., a local street with 15-16' of pavement width within 50' of right of way or Rather Rd., a local street with 15-16' of pavement width within 50' of right of way.

UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) and SLPA (Slope Protection Area) / A (Agricultural) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection Area) / PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** None noted

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Dwellings / Ag-RR / RA (Low Density Residential) / TO and A (Agricultural) / TO
 South: Business / TP & SLPA / BP (Business & Technology Park) / TO and A/TO
 East: Rather Rd. - Dwellings and vacant land / Ag-RR & SLPA / A/TO
 West: George Light Rd. - Dwellings and vacant land / Ag-RR & SLPA / A/TO

NEIGHBORHOOD CONTEXT: This area on the east side of Pellissippi Parkway is developed primarily with agricultural and rural residential uses, under A zoning. The site is within the Technology Overlay along the Pellissippi corridor. A technology type business is developed adjacent to this site to the southeast under BP/TO

STAFF RECOMMENDATION:

▶ **DENY LDR (Low Density Residential) and SLPA (Slope Protection) sector plan designation.**

This site has been proposed for Technology Park uses within the Technology Corridor along Pellissippi Parkway. The introduction of a residential subdivision will hinder the potential use of this and surrounding property for the proposed uses.

▶ **DENY PR (Planned Residential) / TO (Technology Overlay) zoning, consistent with the sector plan recommendation.**

PR zoning for a residential subdivision is inappropriate at this location in the Technology Corridor. The area has potential for Technology Park development, as proposed by the Northwest County Sector Plan.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Allowing this site, located in the middle of an area designated for Technology Park uses, to be developed with a residential subdivision would hinder the possibility of future Technology Park development in this area.
2. The subject property has the potential to be developed for technology/business park or other uses consistent with the sector plan proposal.
3. Over 59% of the site has slopes at or above 15%, with 26% of the site having slopes greater than 25%, which raises concerns about grading for residential development, especially to accommodate the amount of street and driveway pavement that would be required to access the number of units being proposed. (See the attached slope analysis.) In steep slope areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. The development will need to be clustered on the less steep portions of the site.
4. The two potential access streets, Rather Rd. and George Light Rd., both have marginal pavement widths at 15-16 feet. Significant road improvements, including widening, may be required if residential development is approved for this site. Staff also has concerns about increasing the number of turning movements to and from George Light Rd. from Pellissippi Parkway to the southwest. Pellissippi Parkway is a high speed, high traffic thoroughfare that is dangerous to enter and exit, except at designated interchanges. George Light Rd. is one of only a few intersections along the Parkway that has direct access at the same grade, and that is not expected to change unless the Knoxville Parkway is constructed to the south. If the Parkway is built, this property will be located between three major thoroughfares, Oak Ridge Hwy., Pellissippi Parkway, and the new Parkway, making it even more appropriate for Technology Park development, rather than residential.
5. True technology park businesses, which are proposed by the sector plan for this site, should generate less traffic than a residential development would.

THE EFFECTS OF THE PROPOSAL

1. Public water is available at the site. Sewer utilities are available in the area which could be extended to serve the development.
2. The applicant's requested zoning and density would allow for a maximum of 63 units. With that number of the proposed attached units, this would add approximately 567 trips per day to the local streets.
3. If the site were developed with 63 attached dwelling units, it would add approximately 15 school aged children to the school system.

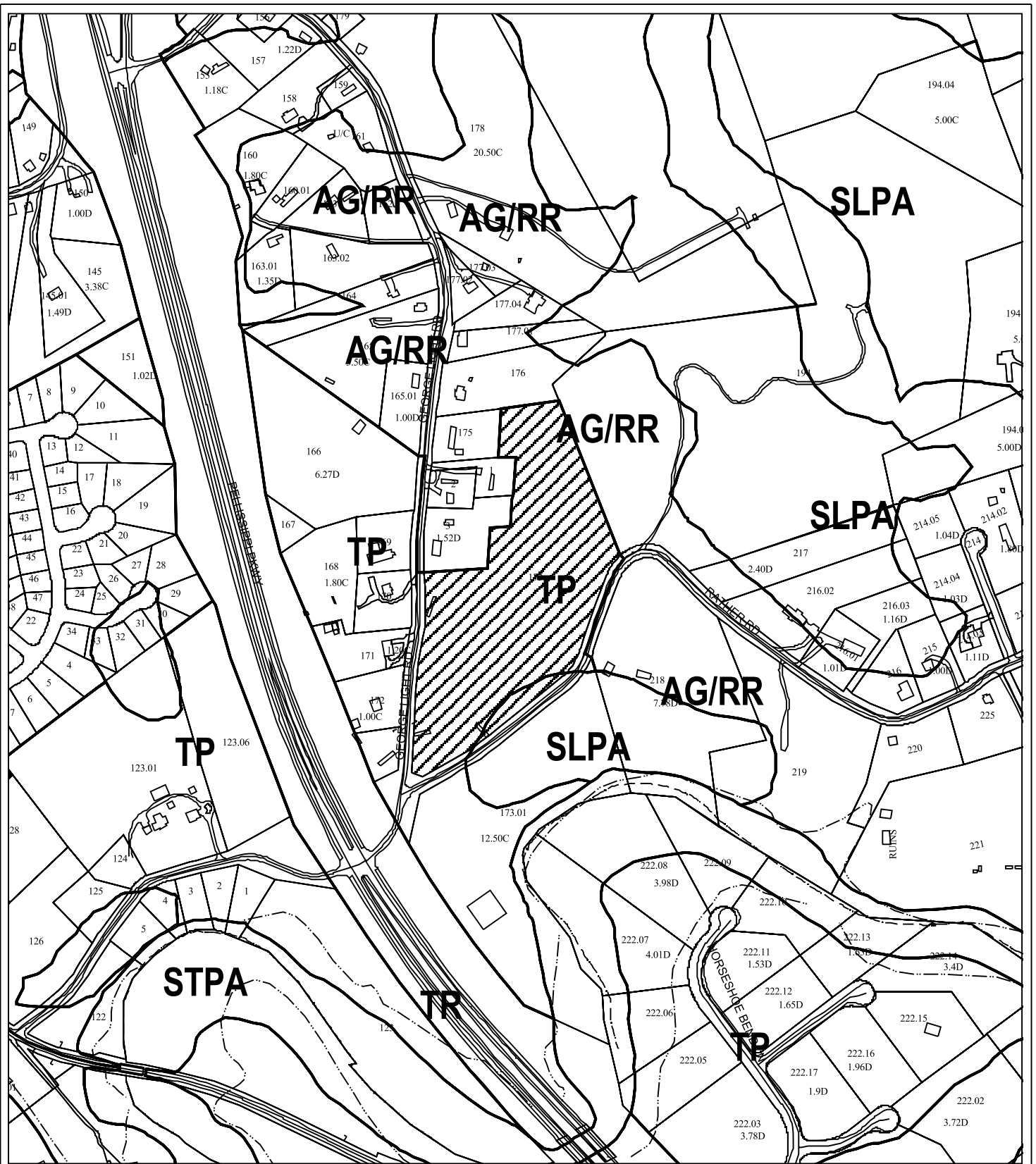
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, which was updated in 2003, proposes Technology Park and slope protection uses for this site. Amending the plan to a residential designation is inappropriate at this location and would be inconsistent with the sector plan.
2. The Technology Corridor Comprehensive Development Plan, which also applies to this property within the Technology Overlay is currently being updated. The updated plan is expected to propose technology park/business park uses for this site and other properties in the area bounded by Pellissippi Parkway, Oak Ridge Hwy., and the proposed SR-475.
3. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth Area.
4. Because this property is located within the Technology Overlay (TO) area, the rezoning will also require a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCCA). The request is scheduled to be considered by TTCCA at its January 8, 2007 hearing.

5. As development continues in the Technology Corridor, it is expected that there will be future non-residential zoning requests in this area which could be supported by staff, if consistent with the sector plan.

If this site obtains final approval of the PR zoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 3/26/2007. 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.




**1-C-07-SP/1-N-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: M & M Partners

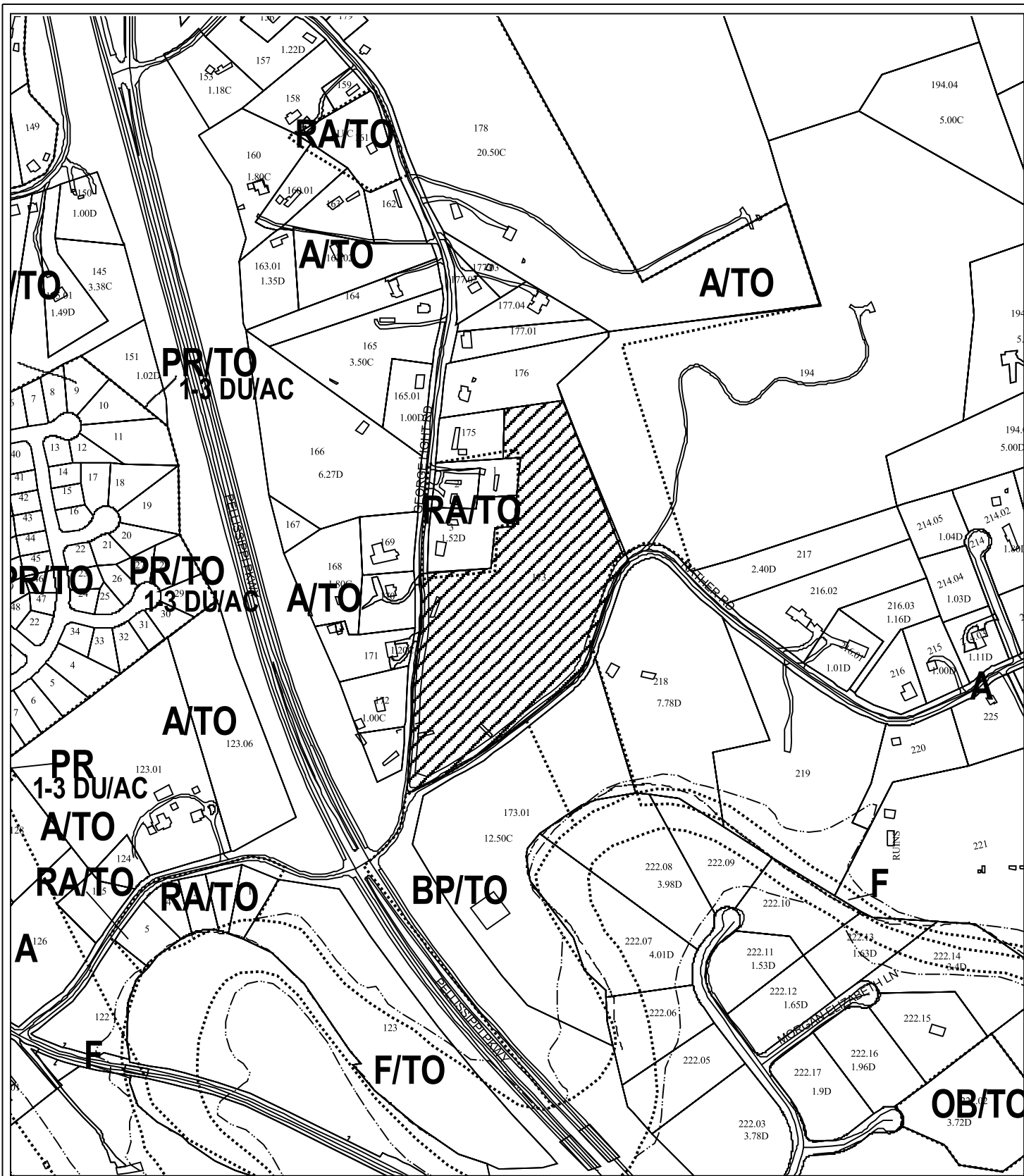
Map No: 89

Jurisdiction: County

 From: TP (Technology Park) and SLPA (Slope Protection Area)
To: LDR (Low Density Residential) and SLPA (Slope Protection Area)

Original Print Date: 01/04/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902






**1-N-07-RZ
REZONING**

Petitioner: M & M Partners

Map No: 89

Jurisdiction: County

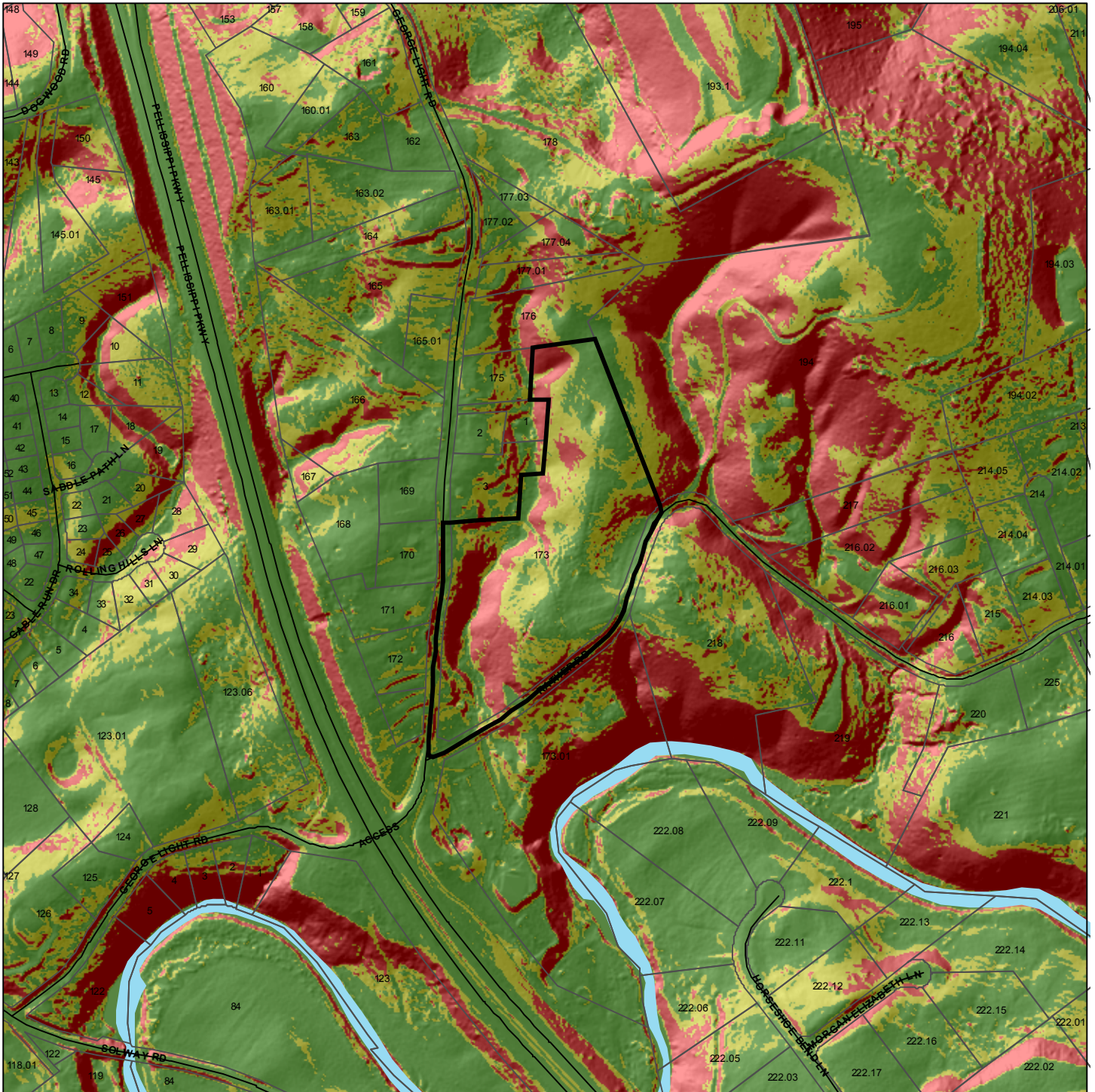
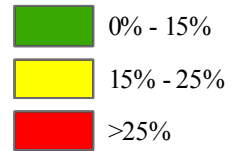
 From: A (Agricultural) / TO (Technology Overlay)
 To: PR (Planned Residential) / TO (Technology Overlay)

Original Print Date: 01/03/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902




1-N-07-RZ Slope Analysis

Percent Slope



1-N-07-RZ REZONING

Petitioner: M & M Partners

 From: A (Agricultural) / TO (Technology Overlay)
To: PR (Planned Residential) / TO (Technology Overlay)

Map No: 89

Jurisdiction: County

Original Print Date: 12/28/2006 Revised:
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1-N-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	9992	5.7346	40.90%
15%-25%	2	8179	4.6941	33.48%
> 25%	3	6262	3.5939	25.63%
Total Acres			14.0226	100.00%