



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

▶ **FILE #:** 1-O-07-RZ
3-D-07-SP

AGENDA ITEM #: 63
AGENDA DATE: 3/8/2007

▶ **APPLICANT:** CAMPBELL PROPERTIES, LLC
OWNER(S): CAMPBELL PROPERTIES LLC #2

TAX ID NUMBER: 103 PART OF 072
JURISDICTION: Commission District 6

▶ **LOCATION:** East side Sam Lee Rd., south side proposed SR-475 center line, southwest of Solway Rd.

▶ **TRACT INFORMATION:** 68 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sam Lee Rd., a major collector street with 18' of pavement width within a 50' right of way.

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

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (O/TP/LDR) / OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments and office uses

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: This property was approved for an LDR plan designation and PR zoning at up to 2.5 du/ac in 2004 (6-J-04-RZ/6-C-04-SP). Staff had recommended denial of both requests.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Sam Lee Rd. - Vacant land and dwellings / A (Agricultural) / TO (Technology Overlay)

South: Vacant land - Pellissippi State College / BP (Business & Technology Park)/TO and A/TO

East: Vacant land / BP (Business & Technology Park)/TO

West: Sam Lee Rd. - Vacant land / PR (Planned Residential) at 1-3 du/ac and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with large lot residential uses under Agricultural zoning. To the south is a PR/TO zoned single family subdivision and part of the Pellissippi State College campus, zoned BP/TO. Much of the surrounding land remains vacant.

STAFF RECOMMENDATION:

► **APPROVE MU Mixed Use (O/TP/LDR) and SLPA (Slope Protection) sector plan designations for the portion of the site southeast of the center line of proposed SR-475.**

The applicants met with staff and reported they were looking at potential development of apartments, offices and possibly selling or trading some of the subject site for the community college campus expansion. The site's sector plan designation and rezoning options were revised to accommodate these present and future needs. Mixed uses in the area southeast of the proposed SR-475 alignment would be compatible with adjacent Pellissippi Community College campus. The sector plan currently calls for low density residential uses for this area.

► **APPROVE OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.**

OB/TO zoning will allow both the residential and office uses contemplated by the applicant and is consistent with other non-residential zoning found southeast of the proposed SR-475 right-of-way in and around the Pellissippi State Community College campus.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The current designation of LDR and SLPA is adjacent to BP/TO zoning, which is compatible with the OB/TO zone now being requested for this site, as well as the Pellissippi State campus in place on the adjoining property to the south. This property was previously shown on the sector plan for technology park uses.
2. Uses allowed under the Mixed Use (O/TP/LDR) designation and OB/TO zoning would be compatible with the scale and intensity of the adjacent land use and zoning pattern. Such uses would also be similar in scope and scale to uses permitted under surrounding BP and PR zoning.

THE EFFECTS OF THE PROPOSAL

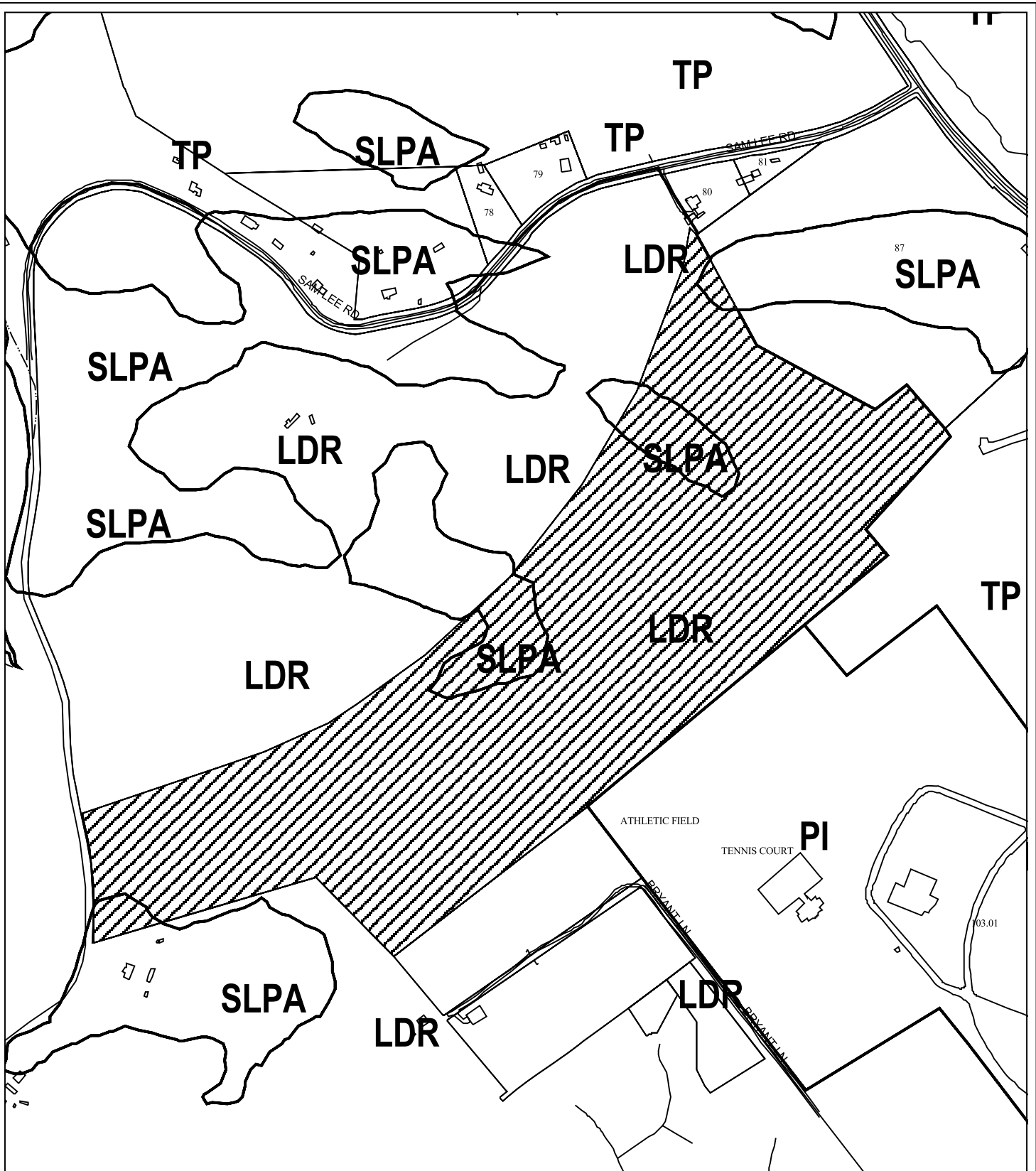
1. Public water and sewer utilities are available to serve the site.
2. The Mixed Use (O/TP/LDR) designation and OB/TO zoning of this site will add additional traffic and increase turning movements onto Solway Rd.
3. The OB zone allows both office and apartment uses to be permitted for the site. Additionally, the TO (Technology Overlay) requires review of non-residential development plans by the Tennessee Technology Corridor Development Authority (TTCDA). Such plans will need to be consistent with the requirements of the TTCDA Design Guidelines. Any residential development greater than 12 du/ac will require MPC use on review approval.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained. The developer of this property will be expected to address this issue as a site plan is prepared.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The applicant's revised Northwest County Sector Plan amendment request for Mixed Use (O/TP/LDR) designation is required for the revised OB/TO zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The subject property is located within the Technology Overlay, and a certificate of appropriateness from the TTCDA will need to be approved for OB/TO rezoning of this site at their March 5, 2007 meeting.
4. This request may lead to future requests for OB/TO or other similar zoning southeast of the proposed SR-475 alignment in this area near a future interchange. However, future OB/TO rezoning would also require TTCDA Certificates of Appropriateness.


This application was postponed at the January 11 and February 8, 2007 meetings, at the request of the applicant. Since January, staff has had several meetings with the applicant to discuss different zoning options for the property. Following the last meeting, the applicant revised their applications to request this Mixed Use sector plan amendment and OB/TO zoning for the portion of the site south of the center line of the future Knoxville Parkway (SR-475).

If approved, this item will be forwarded to Knox County Commission for action on 4/23/2007. 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.

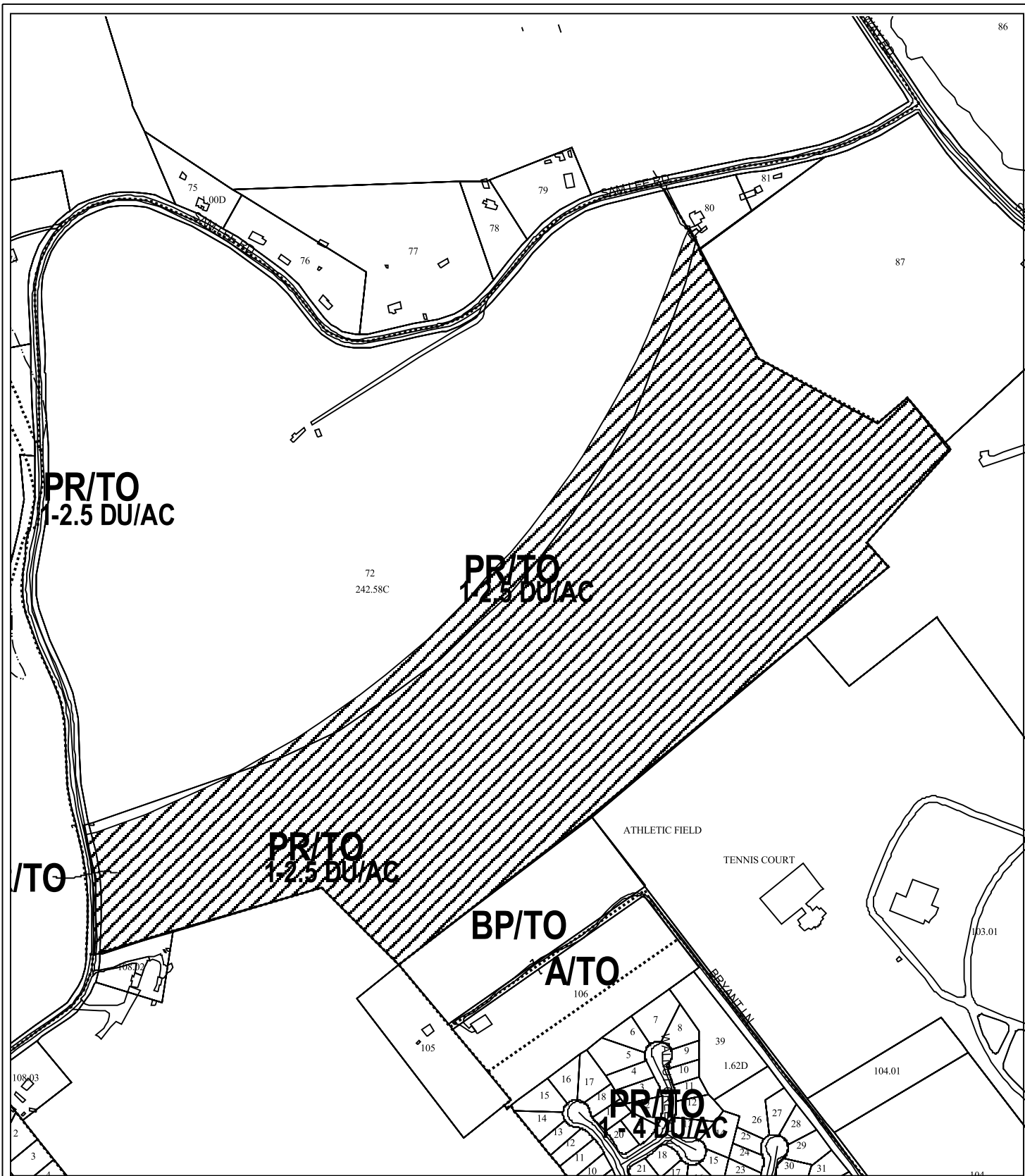


**3-D-07-SP/1-O-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Campbell Properties, LLC
 Map No: 103
 Jurisdiction: County

 From: LDR (Low Density Residential)
 To: MU (Mixed Uses) (O/TP/LDR)
 Original Print Date: 02/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-O-07-RZ
REZONING**

Petitioner: Campbell Properties, LLC

Map No: 103

Jurisdiction: County

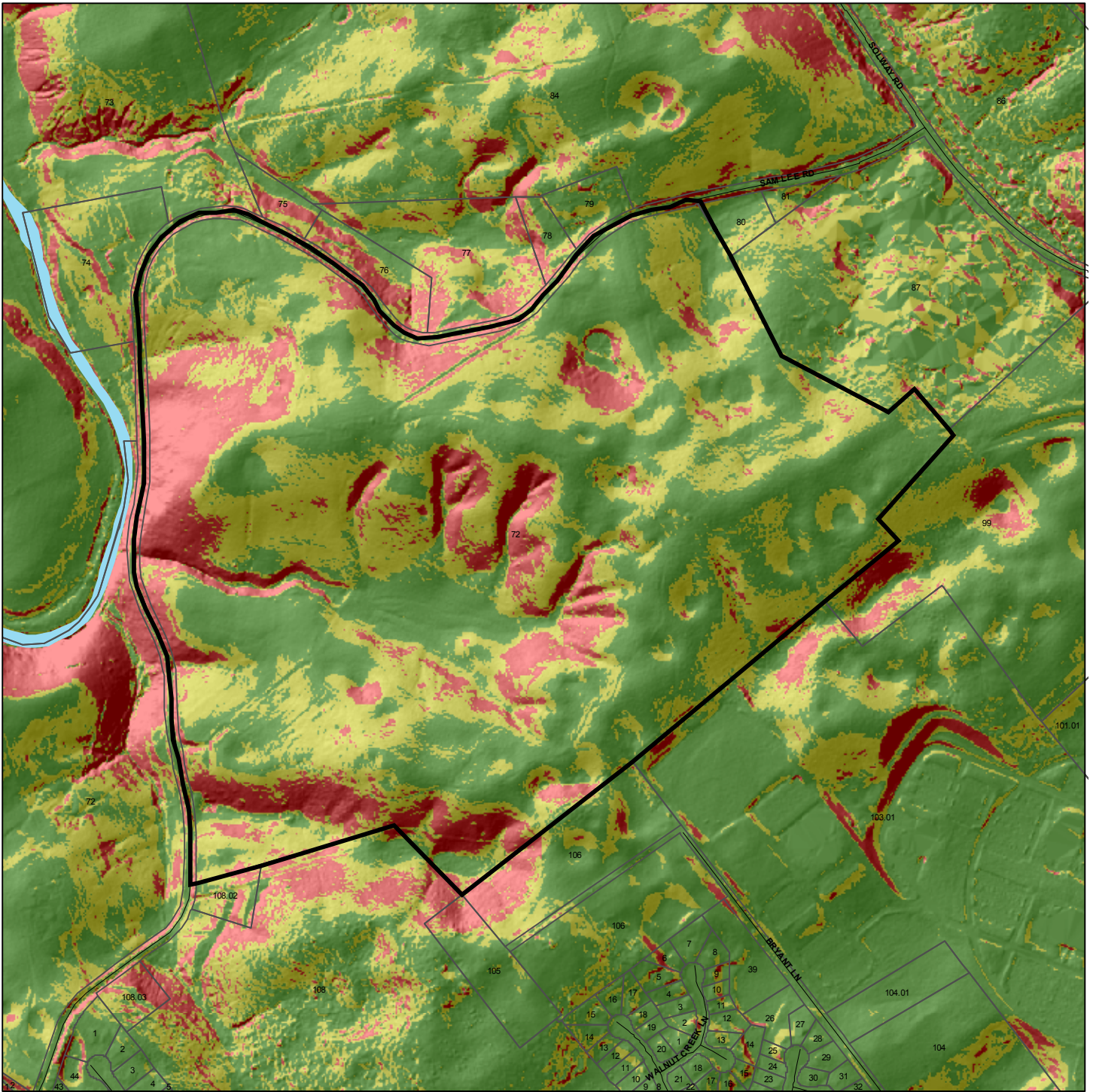
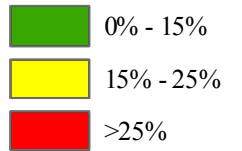


From: PR (Planned Residential) / TO (Technology Overlay) at 1-2.5 du/ac
 To: PR (Planned Residential) / TO (Technology Overlay) at up to 5 du/ac

Original Print Date: 01/31/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

1-O-07-RZ Slope Analysis

Percent Slope



1-O-07-RZ REZONING

Petitioner: Campbell Properties, LLC
Map No: 103
Jurisdiction: County

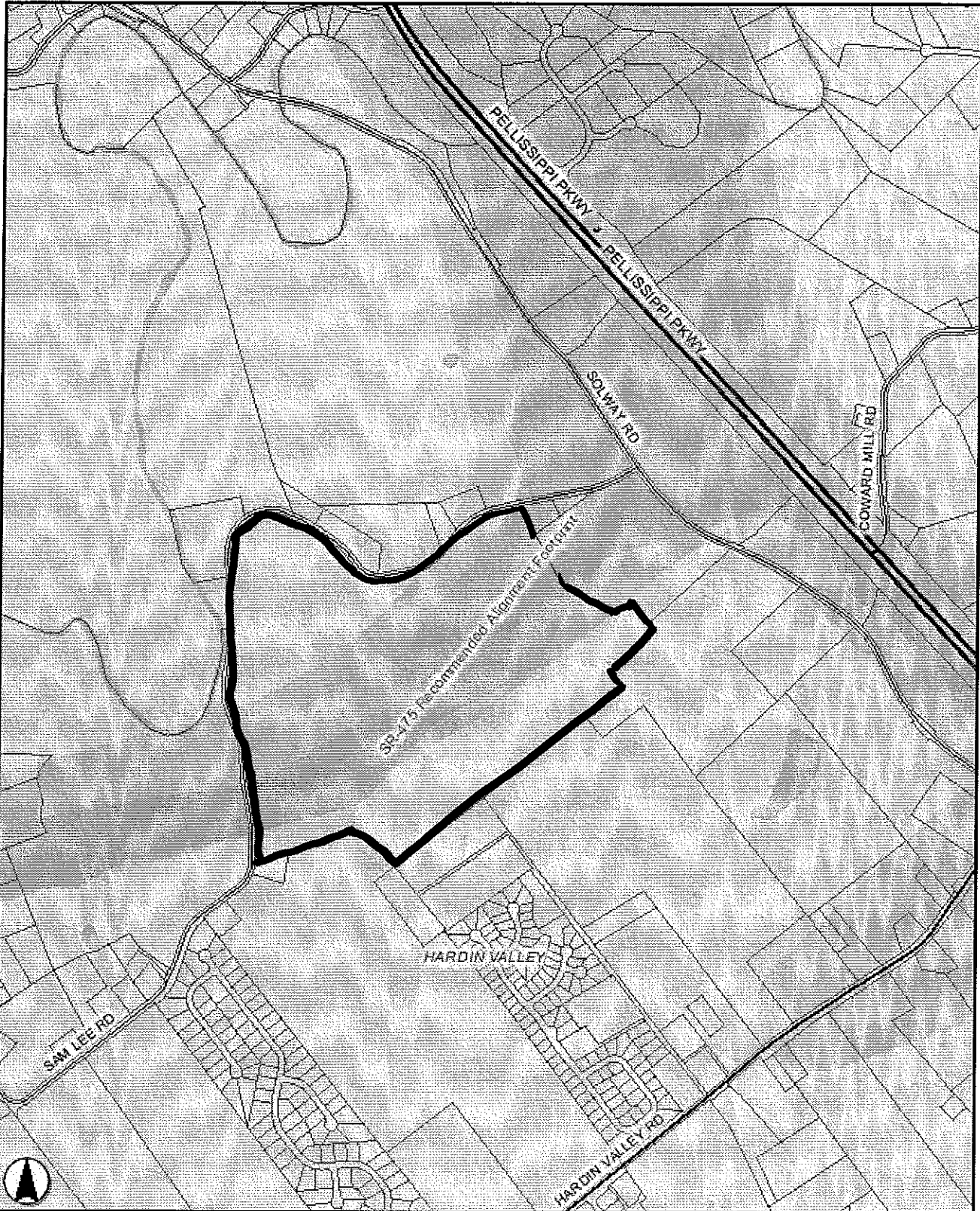
From: PR (Planned Residential) / TO (Technology Overlay)
To: PR (Planned Residential) / TO (Technology Overlay)
Original Print Date: 12/28/2006 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1-O-07-RZ Slope Analysis (South Half - area south of proposed SR-475 centerline)

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	54398	31.2202	45.93%
15%-25%	2	47197	27.0874	39.85%
> 25%	3	16844	9.6671	14.22%
Total Acres			67.9746	100.00%

1-0-07-R2



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0 1153ft

KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: Fri Dec 29 2006

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- 141 ANNA MARIE JANDA
- 142 JOHN & LORNAE JANDA
- 143 SHANTEE INCUBURN
- 144 JOHN & LORNAE JANDA
- 145 BRENDA ALDRMAN
- 146 BETH PARSONS
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TDOT.com - Knoxville Parkway - Proposed State Route 475
1-0-07-RZ

#716

1-007-RZ

Jan 8, 2007

Dear Members of the commission
 I have been a resident of Hardin Valley since 1950. My family owns a farm on Walker Valley Road and my husband and I built a home on Sam Lee Road in September 2004.

I have watched as parcels of land have been developed up and down Hardin Valley. I realize that you cannot stop progress but I am wondering what kind of "planning" is being done

(2)

as the land is

becoming saturated with houses.

I recently noticed a sign on Sam Lee Road that another parcel is coming up for rezoning. I know that a development will probably occur but I am hoping if you will consider the town 2.5 from you are instead of the 5 from you are being asked.

Thank you for your consideration.

Sincerely,

Paul Clark

11226 Sam Lee Rd
 Knoxville, TN 37932