



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

▶ **FILE #:** 8-B-11-RZ
8-A-11-SP

AGENDA ITEM # 27
AGENDA DATE: 8/11/2011

▶ **APPLICANT:** WILLIAM H. WHITE
OWNER(S): William H. White

TAX ID NUMBER: 103 099.02 PORTION OF 099 SOUTH OF ROAD
JURISDICTION: Commission District 6

▶ **LOCATION:** Southwest side Solway Rd., southeast side Greystone Summit Dr.

▶ **TRACT INFORMATION:** 32 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: 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.

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

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / BP (Business and Technology) / TO (Technology Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartment complex

DENSITY PROPOSED: 12 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of OB/TO from the northwest

HISTORY OF ZONING REQUESTS: None noted for this site. Adjacent site to northwest was rezoned OB/TO in 2007 (1-O-07-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Vacant land and apartments - TP, MU, SLPA - BP (Business & Technology Park)/TO (Technology Overlay) and OB (Office & Medical Related Services)/TO

South: Pellissippi State Community College campus - PI - BP (Business & Technology Park)/TO

East: Solway Rd. - Businesses - TP - BP (Business & Technology Park)/TO

West: Pellissippi State Community College campus - PI - BP (Business & Technology Park)/TO

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.

STAFF RECOMMENDATION:

- ▶ **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.)**

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.

- ▶ **RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.**

OB/TO is a logical extension of zoning from the northwest. The recommended zoning is compatible with surrounding development and zoning.

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.

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The applicant proposes to extend the OB/TO zoning east to expand the adjacent apartment development (Greystone Summit).
2. The proposal is an extension of zoning from the northwest and is compatible with surrounding land uses.
3. The proposed zoning change will allow apartment development to serve the adjacent community college, as well as providing a location for offices or medium density residential development in close proximity to a major interchange.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested OB zoning district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The OB zoning district also allows residential development as permitted by the RB zoning district.
2. Based on the above description and intent of OB zoning, this property is appropriate to be rezoned to OB.
3. Depending on the type of development proposed, site plans may be subject to review and approval of a development plan by the Tennessee Technology Corridor Development Authority (TTCDA), since it is located within the TO overlay. MPC would review a development plan if the proposed residential density

exceeds 12 du/ac.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to the site.
2. At the proposed density of up to 12 du/ac on 32 acres, as reported on the application, up to 384 dwelling units could be proposed for the site. Developed with the proposed multi-dwelling residential units, this would add approximately 3199 trips to the street system and about 89 children to the school system.
3. With the extension of zoning, the impact on surrounding properties should be minimal. The uses permitted under OB zoning are compatible in scale and intensity to surrounding development and zoning.
4. Any plans for the development of the property should keep disturbance of the terrain and existing mature vegetation to a minimum. The open creek channel that crosses the front of the site, parallel to Solway Rd., should also be maintained.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to O (Office), OB zoning is consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of OB/TO zoning for this site could lead to future similar requests in the area, which may also require sector plan amendments.
4. Because of the property's location within the TO (Technology Overlay), the TTCDA will need to approve a Certificate of Appropriateness for this rezoning from the TTCDA. This request is scheduled to be considered by TTCDA on Mon., August 8, 2011 (8-A-11-TOR).

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT 3199 (average daily vehicle trips)

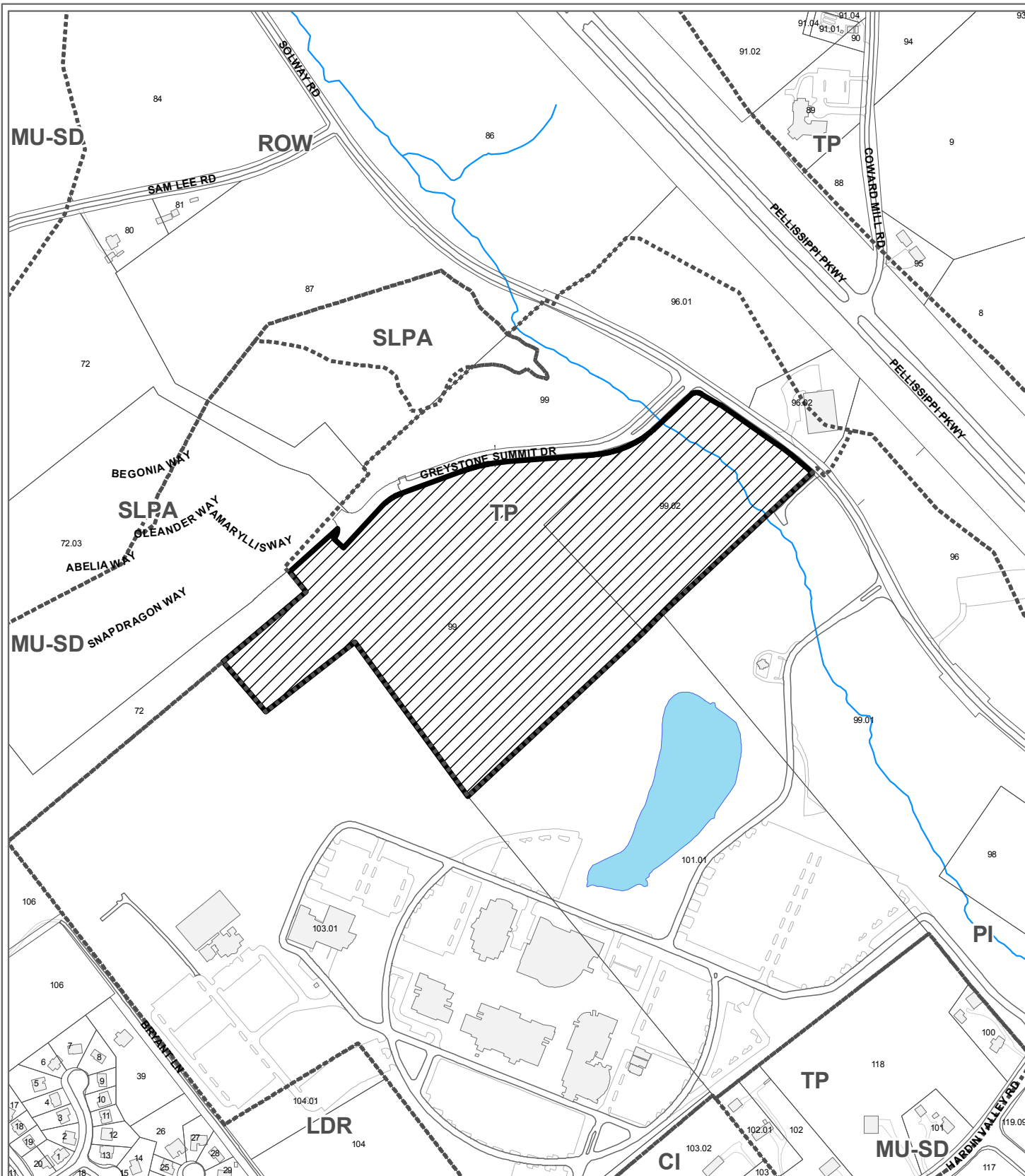
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 89 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2011. 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.



**8-A-11-SP / 8-B-11-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



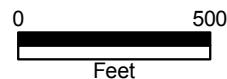
From: TP (Technology Park)
To: O (Office)

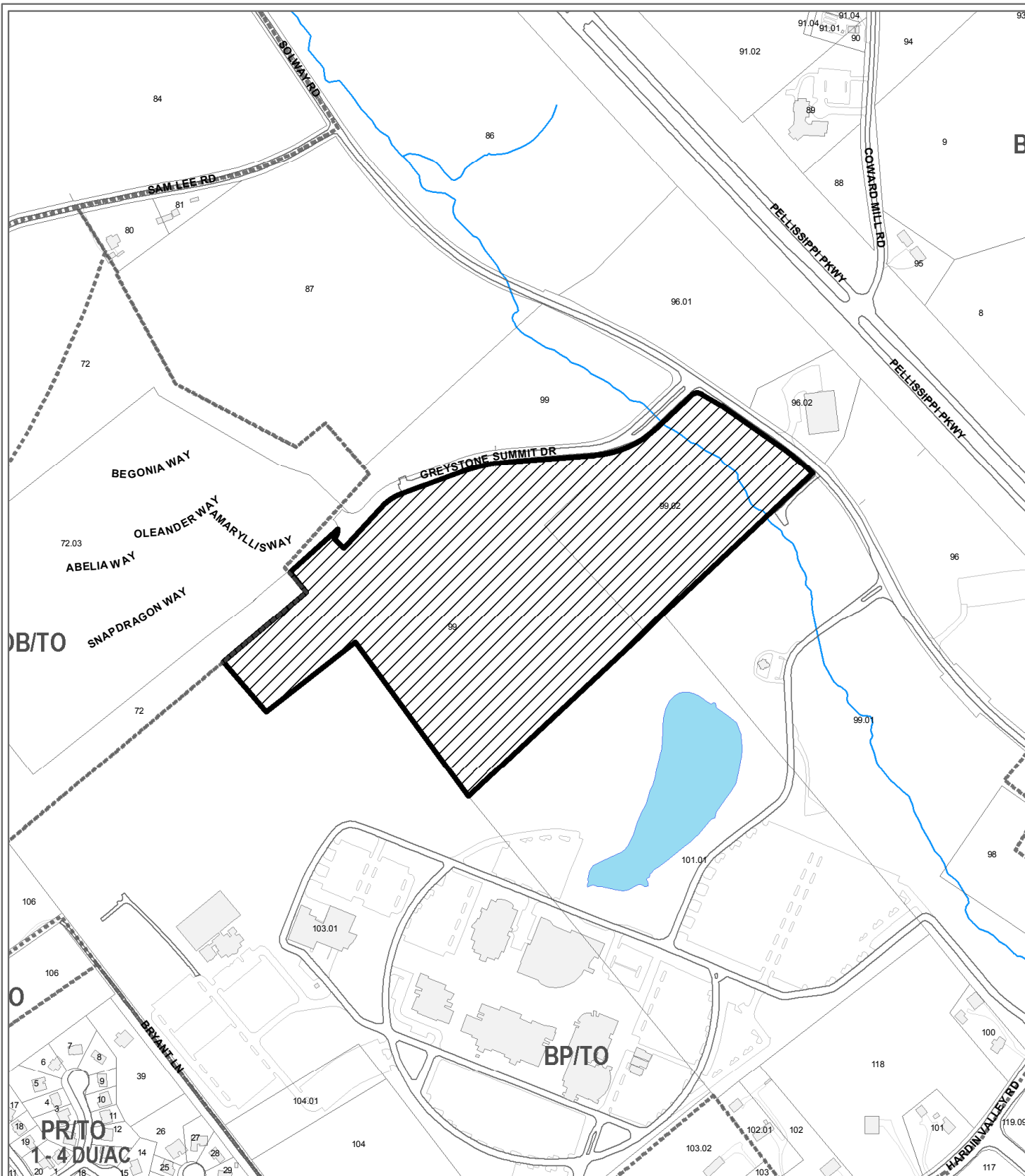
Original Print Date: 7/27/2011
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: White, William H.

Map No: 103
Jurisdiction: County

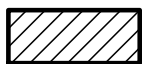




**8-B-11-RZ
REZONING**

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

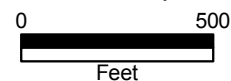
To: OB (Office, Medical, and Related Services) / TO (Technology Overlay)



Petitioner: White, William H.

Map No: 103

Jurisdiction: County



Original Print Date: 7/27/2011
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, William H. White, has submitted an application to amend the Sector Plan from Technology Park to Office for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on August 11, 2011, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying, staff report and map, file #8-A -11-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary