

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

▶ **FILE #:** 4-E-14-SP

**AGENDA ITEM #:** 43

**AGENDA DATE:** 4/10/2014

▶ **APPLICANT:** KNOX COUNTY COMMISSION

OWNER(S): Mesana Investments, LLC

TAX ID NUMBER: 103 093

JURISDICTION: Commission District 6

STREET ADDRESS: 10528 Coward Mill Rd

▶ **LOCATION:** Southeast side Coward Mill Road, northeast of Pellissippi Parkway

▶ **APPX. SIZE OF TRACT:** 8.69 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Coward Mill Road, a minor collector street with 15 ft. of pavement width, within 50 ft. of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)

▶ **EXISTING LAND USE:** House and vacant land

▶ **PROPOSED USE:** Single-family residential

EXTENSION OF PLAN DESIGNATION: Yes, extension of LDR from the east

HISTORY OF REQUESTS: Request was previously considered under Mesana Investments, LLC, (12-C-13-SP) and denied by MPC. Companion rezoning for PR zoning was appealed to County Commission.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Houses, vacant land/TP

South: Vacant land in Pellissippi Corporate Center/TP

East: House, vacant land/TP,LDR

West: Vacant land/TP

NEIGHBORHOOD CONTEXT This area is developed with business and technology park uses under BP/TO zoning and some rural to low density residential uses under A, RAE, PR and RA zoning. Existing residential development primarily is concentrated further to the east from Pellissippi Parkway than the subject property.

**STAFF RECOMMENDATION:**

► **DENY LDR (Low Density Residential) sector plan designation.**

In keeping with the intent of the Technology Corridor, the areas designated for technology park and related uses should be maintained.

**COMMENTS:**

This same sector plan amendment request was previously considered by MPC at the December 12, 2013, meeting as file #12-C-13-SP, along with a rezoning request for PR (Planned Residential) @ 5 dus/ac. The applicant of record at that time was Mesana Investments, LLC. The Planning Commission denied the sector plan amendment and recommended denial of the rezoning, based in part on the staff recommendation for denial and testimony from area residents opposed to the changes. Consistent with state law, the applicant could not appeal MPC's decision to deny the plan amendment, but could appeal the rezoning, which they did. County Commission heard the rezoning appeal at their February, 2014, meeting, again hearing testimony from area residents opposed to the changes, as well as the applicant and the owners of the property for which the changes are being sought. Again consistent with state law, County Commission voted to initiate their own sector plan amendment request for an LDR plan designation and send it back to MPC for consideration.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any of these.):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

**INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

No improvements have been made recently to Coward Mill Road. The Tennessee Technology Corridor Development Authority (TTCDA) Comprehensive Development Plan proposes a north/south access road parallel to Pellissippi Parkway that could open up isolated technology park-designated (and BP-zoned) properties for development and create value for property owners and investors. This access road would be an extension of Cherahala Blvd. from the south and extend to the north to connect with Horseshoe Bend Business Park. Regardless of how the site is developed, it should be noted that road and other infrastructure improvements may be necessary to make any proposal viable.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

The sector plan appropriately calls for technology park development at this location. This should be maintained as it has since the establishment of the Technology Corridor in the early 1980's, especially considering the site's proximity to Pellissippi Parkway and other similar uses developed in the area.

**CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:**

There has been no significant change in government policy to justify amending the sector plan at this location. Staff maintains that business and technology park uses should be maintained in this area. Approval of this request and the companion rezoning could lead to additional requests for residential uses on surrounding properties. Continued residential growth in this area would make it difficult to develop the remaining properties designated for TP uses and zoned BP. (Note: The TTCDA Board did vote to approve a certificate of appropriateness for the applicant's rezoning request when it was reviewed by TTCDA in December of last year.)

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

Within the Technology Overlay portion of the Technology Corridor, there have been several proposals brought forward for medium density residential uses in recent years. However, these proposals have been for properties appropriately zoned or proposed for such uses by the sector plan. The sector plan was updated to allow for more flexibility in how certain areas could be developed above and beyond technology park uses. Recent trends suggest that residential development along the Pellissippi Parkway is occurring where it should occur.

**ALTERNATE CONSIDERATION:**

The staff maintains it's original recommendation that this request should be denied. If the Planning Commission is inclined to approve the plan amendment, however, development of the property at up to 3 dus/ac would be appropriate, although not in keeping with the intent and purpose of the Technology Corridor.

ESTIMATED TRAFFIC IMPACT: 477 (average daily vehicle trips)

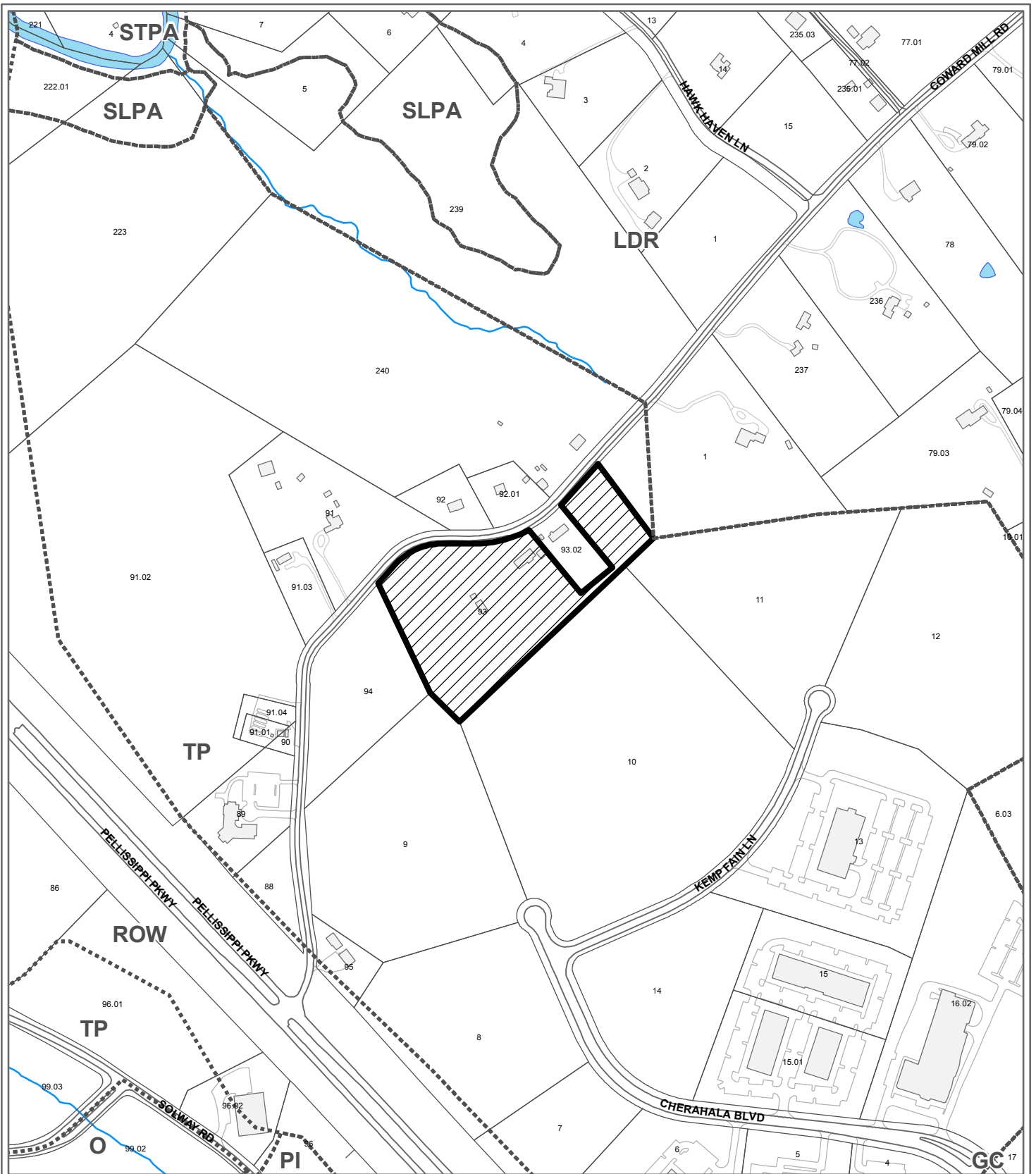
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 23 (public and private school children, ages 5-18 years)

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

- 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 5/27/2014. 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.



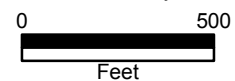
**4-E-14-SP  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: TP (Technology Park)  
To: LDR (Low Density Residential)



Petitioner: Knox County Commission

Map No: 103  
Jurisdiction: County



Original Print Date: 3/25/2014 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902