



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

▶ **FILE #:** 5-D-15-RZ
5-A-15-SP

AGENDA ITEM #: 27
AGENDA DATE: 5/14/2015

▶ **APPLICANT:** J. ED CAMPBELL
OWNER(S): J. Ed Campbell, Jr.

TAX ID NUMBER: 103 09903 [View map on KGIS](#)
JURISDICTION: Commission District 6
STREET ADDRESS:

▶ **LOCATION:** North side Greystone Summit Dr., southwest side Solway Rd.

▶ **TRACT INFORMATION:** 8 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Solway Rd., a major collector street with 21' of pavement width within 60' of right-of-way., or Greystone Summit Dr., a local street with 26' of pavement width within 50' 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:** Apartments or any use permitted

DENSITY PROPOSED: 12 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of Office plan designation from the south and OB zoning from the south and west.

HISTORY OF ZONING REQUESTS: None noted for this site. Adjacent sites were rezoned OB in 2007 and 2011.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Vacant land - MU-SD(NW-Co6) & SLPA - BP (Business & Technology Park) / TO (Technology Overlay)

South: Greystone Summit Dr., apartments - O - OB (Office, Medical & Related Services) / TO

East: Solway Rd., vacant land - TP - BP (Business & Technology Park) / TO (Technology Overlay)

West: Apartments - MU-SD(NW-Co6) - OB (Office, Medical & Related Services) / TO

NEIGHBORHOOD CONTEXT: This area, just north of the Pellissippi State Community College campus, has been developed with apartments under OB/TO zoning.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #5-A-15-SP, amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/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 adjacent to a community college and an existing apartment complex. The site meets the locational criteria for the MDR/O designation in the sector plan, as well as certain criteria for amending the sector plan. The MDR/O 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, subject to one condition.**

1. In the northeastern portion of the site, between the on-site creek and Solway Rd., a 30-foot wide greenway easement must be provided.

With the recommended condition, 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 FROM GENERAL PLAN (May meet any one 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 known road improvements have occurred on Solway Rd. in this area. However, Greystone Summit Dr., which was constructed to serve the adjacent apartment development will help accommodate additional traffic generated by new residential development on this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE 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, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

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 and toward college-serving and general residential uses.

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

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 FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The applicant proposes to extend the OB/TO zoning north and east to expand the adjacent apartment development (Greystone Summit).
2. The proposal is an extension of zoning from the south and west 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.

4. The recommended condition by staff is in order to preserve the needed public access easement for a segment of the Knox to Oak Ridge Greenway, which is proposed for the future to further connect the system of greenways in the area. The proposed greenway location along the west side of Solway Rd. is shown on the attached map provided by the Knox County Greenways Coordinator.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Public water and sewer utilities are available to the site.
2. 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.
3. 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.
4. OB/TO zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.

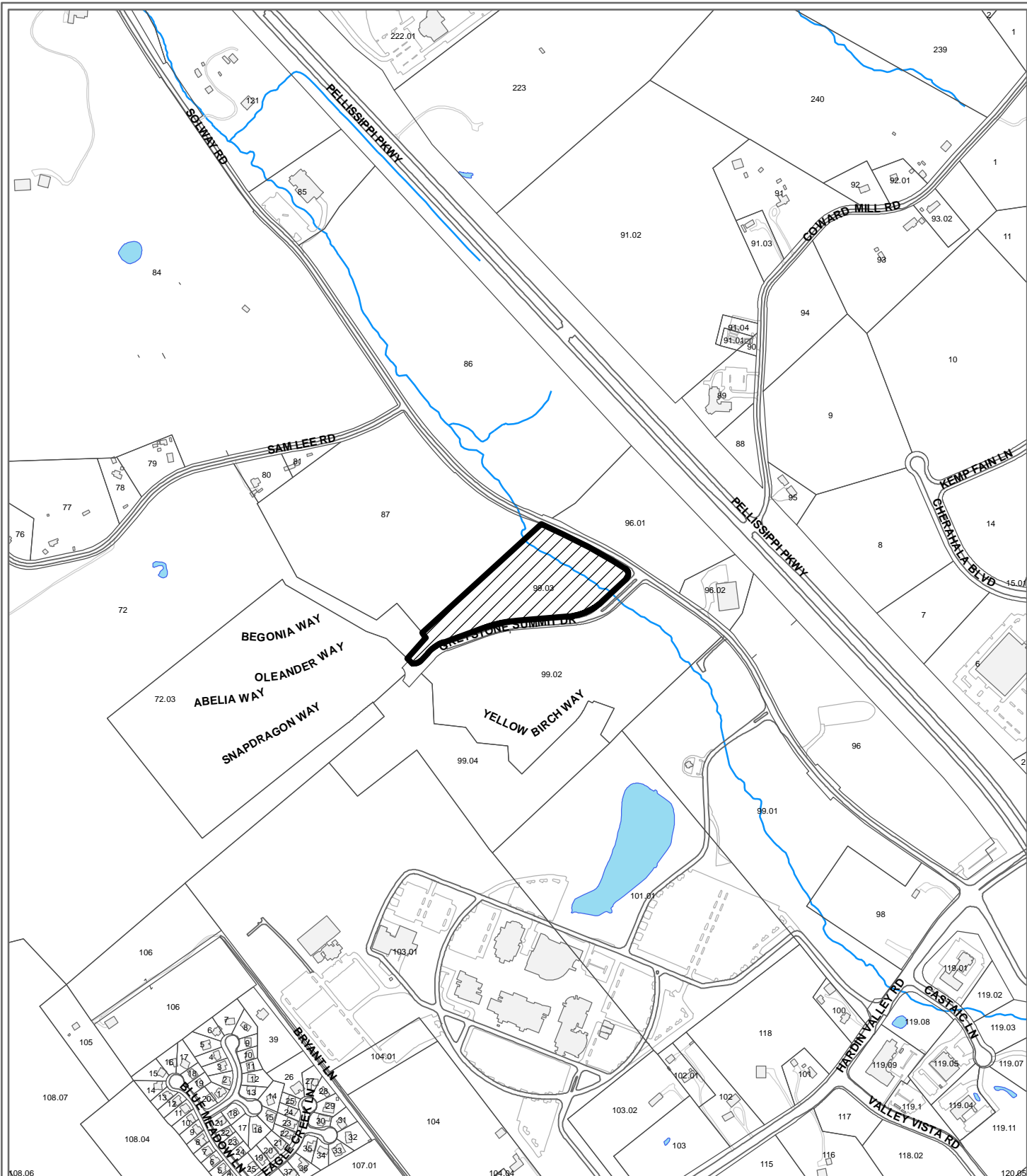
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended plan amendment to MDR/O (Medium Density Residential/Office), OB/TO 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., May 11, 2015 (5-C-15-TOR).

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

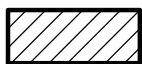
If approved, this item will be forwarded to Knox County Commission for action on 6/22/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**5-A-15-SP / 5-D-15-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: TP (Technology Park) & SLPA (Slope Protection Area)

To: O (Office) & SLPA (Slope Protection Area)



Original Print Date: 4/27/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

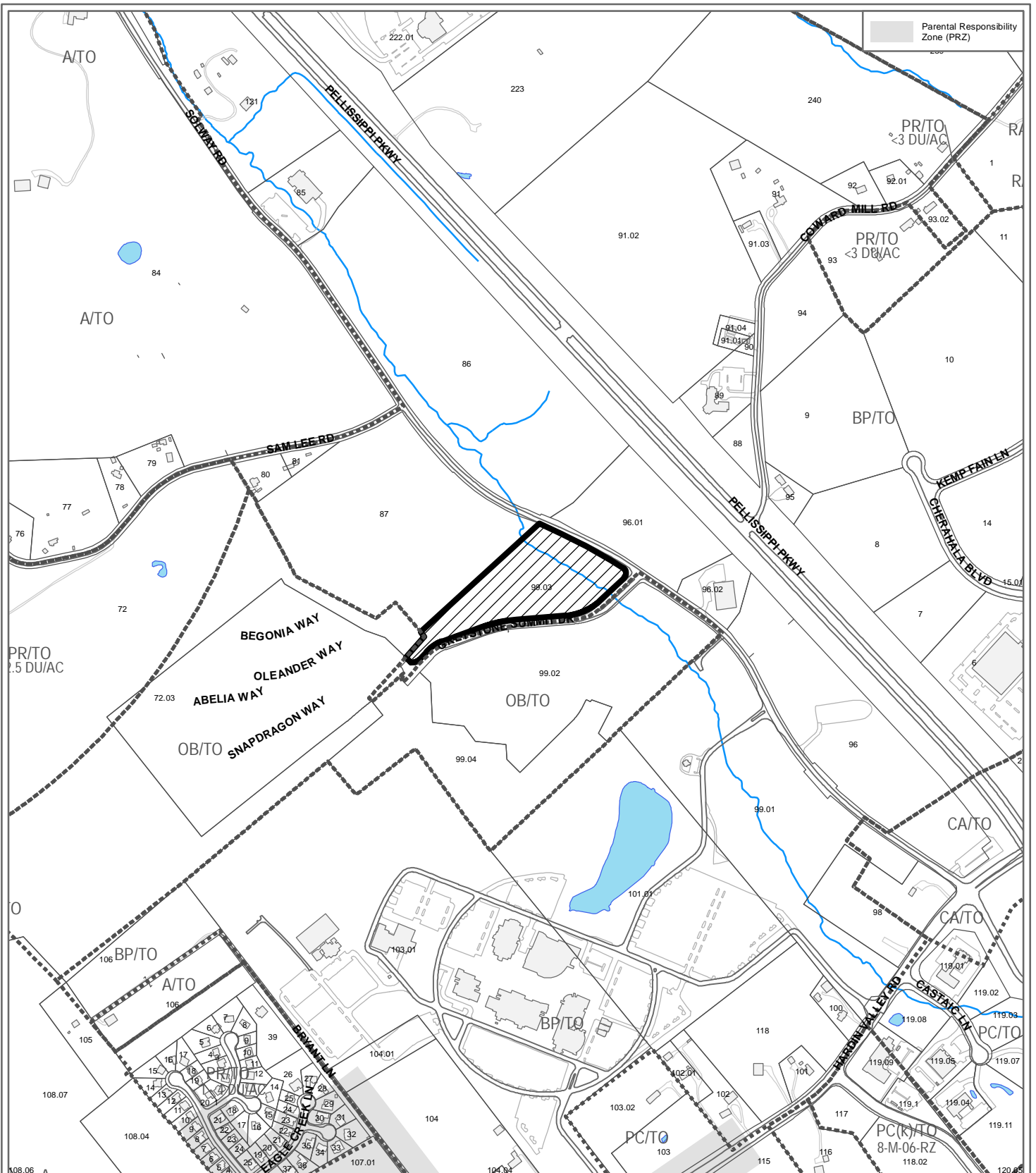
Revised:

Petitioner: Campbell, J. Ed

Map No: 103

Jurisdiction: County





**5-D-15-RZ
REZONING**

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

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



Petitioner: Campbell, J. Ed

Map No: 103

Jurisdiction: County



Original Print Date: 4/27/2015

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 plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, J. Ed Campbell, 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 May 14, 2015, after consideration of the staff recommendation and testimony from those persons in support and opposed to the 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 #5-A-15-SP.

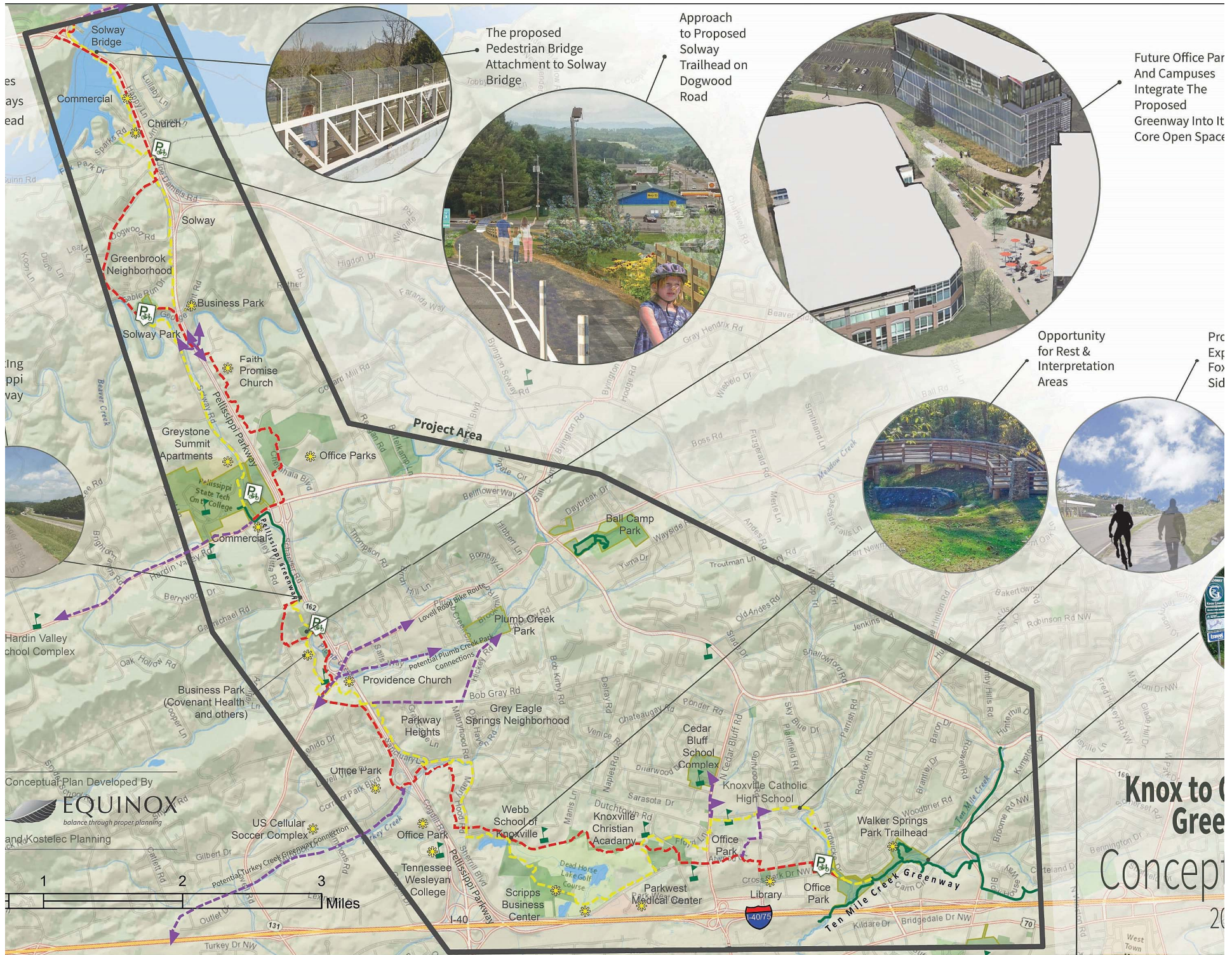
SECTION 2: This Resolution shall take effect upon its approval.

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



The proposed Pedestrian Bridge Attachment to Solway Bridge

Approach to Proposed Solway Trailhead on Dogwood Road

Future Office Park And Campuses Integrate The Proposed Greenway Into It Core Open Space

Opportunity for Rest & Interpretation Areas

Proposed Expansion of Fox Side

Conceptual Plan Developed By
EQUINOX
 balance through proper planning
 and Kostelec Planning



Knox to Greenway
 Concept