



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

FILE #: 11-H-15-RZ
11-C-15-SP

AGENDA ITEM #: 36
AGENDA DATE: 11/12/2015

APPLICANT: PELLISSIPPI INVESTORS, LLC
OWNER(S): Pellissippi Investors, LLC

TAX ID NUMBER: 104 00603 [View map on KGIS](#)
JURISDICTION: Commission District 6
STREET ADDRESS:

LOCATION: North side Hardin Valley Rd., east of Cherahala Blvd.
TRACT INFORMATION: 16.25 acres.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Hardin Valley Dr., a minor arterial street with 4 lanes and a center median within 190' of right-of-way.
UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District
WATERSHED: Beaver Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / PR (Planned Residential) / TO (Technology Overlay)
PROPOSED PLAN DESIGNATION/ZONING: TP (Technology Park) / BP (Business and Technology) / TO (Technology Overlay)
EXISTING LAND USE: Vacant land
PROPOSED USE: Office/technology uses
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of TP plan designation and BP/TO zoning from the west
HISTORY OF ZONING REQUESTS: Property was approved for LDR plan designation and PR zoning in 2006 (8-F-06-SP/8-U-06-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Vacant land - TO - BP (Business & Technology Park) / TO (Technology Overlay)
South: Hardin Valley Rd. - Houses and vacant land - TP - A (Agricultural) / TO
East: Houses - TP, LDR - A/TO and RA (Low Density Residential) / TO
West: Businesses - TP - BP/TO
NEIGHBORHOOD CONTEXT: The subject property is located on the eastern most side of Pellissippi Corporate Center business park along Hardin Valley Rd. To the east is residential development, zoned A/TO and PR/TO.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION #11-C-15-SP, amending the Northwest County Sector Plan to TP (Technology Park), and recommend that Knox County Commission also adopt the sector plan amendment.**

The subject property is at the eastern edge of Pellissippi Corporate Center business park and was formerly designated for TP uses prior to 2006. This property is appropriate for expansion of Technology Park uses from the adjacent business park.

- ▶ **RECOMMEND that County Commission APPROVE BP (Business & Technology Park) / TO (Technology Overlay) zoning.**

The subject property is at the eastern edge of Pellissippi Corporate Center business park and was formerly zoned BP/TO prior to 2006. The BP zoning district includes a required 75 feet building setback adjacent to the residential zoning to the east. This property is still appropriate for expansion of BP development from the adjacent business park, as it was prior to 2006.

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 been made recently in the area. Hardin Valley Rd. is a minor arterial street with sufficient capacity to handle new traffic generated by technology park development of this site. The original design of Pellissippi Corporate Center included this site as part of the business park. Approval of this request will take the proposed use back to its original intent. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential uses for the site, consistent with the current PR zoning and density. However, prior to 2006, the site was designated for Technology Park uses. The applicant wishes to extend the technology park uses into the subject area from the west.

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

This site is located at the eastern edge of Pellissippi Corporate Center, adjacent to TP uses to the west. This request is a minor expansion of those uses.

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

The subject property was previously designated for TP uses prior to 2006. The adjacent business park's original design included the subject property. Existing roads are adequate to serve the proposed expansion of TP uses.

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. BP/TO zoning is a logical extension of zoning from the west.
2. Approval of the zoning request will revert the property back to its original proposed land use, prior to being amended for LDR uses in 2006.
3. The BP zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, drainage, landscape screening and buffering and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting. Because the property is also located in the TO Technology Overlay, the Tennessee Technology Corridor Development Authority (TTCDA) will also need to approve a Certificate of Appropriateness (CofA) for any new development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. BP zoning is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained specific to area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs and off-street parking regulations. The intended and desired effect of the site regulations is to create an attractive park-like setting for the businesses that locate within the park. The planning and design for the park is intended to accomplish an aesthetic environment which is complementary to site features and the surrounding environment. Site features and infrastructure are to be consistent with the park-like design theme.
2. The TO overlay is established to provide for physical development review in the Tennessee Technology Corridor area of Knox County by TTCDA. The TO zoning overlay will remain on the subject, meaning that future proposals will be subject to TTCDA approval of a Certificate of Appropriateness.

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. BP/TO zoning will allow the property to be developed, but will require use on review development plan approval by MPC and TTCDA prior to construction.
2. BP/TO is an extension of zoning from the west and is compatible with the scale and intensity of the surrounding development and zoning pattern. The BP zoning district includes a required 75 feet building setback adjacent to the residential zoning to the east.
3. Public water and sanitary sewer utilities are available in the area to serve the site.

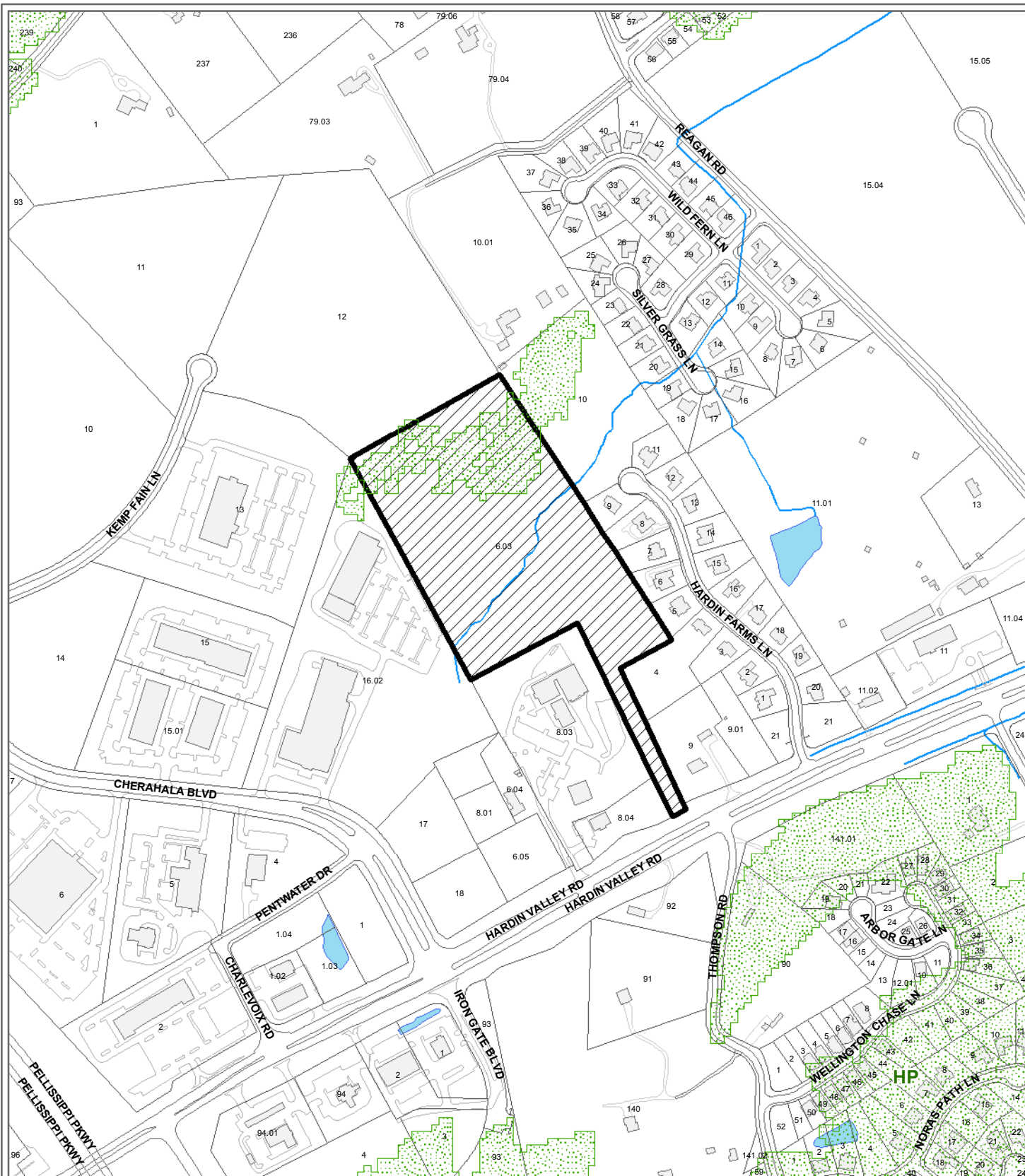
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan designates this site for low density residential uses, consistent with the current PR zoning and density. With the recommended sector plan amendment to TP, the requested BP/TO zoning will be consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

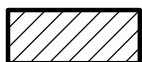
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/21/2015. 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.



**11-C-15-SP / 11-H-15-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

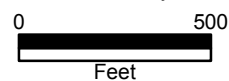
From: LDR (Low Density Residential)
To: TP (Technology Park)

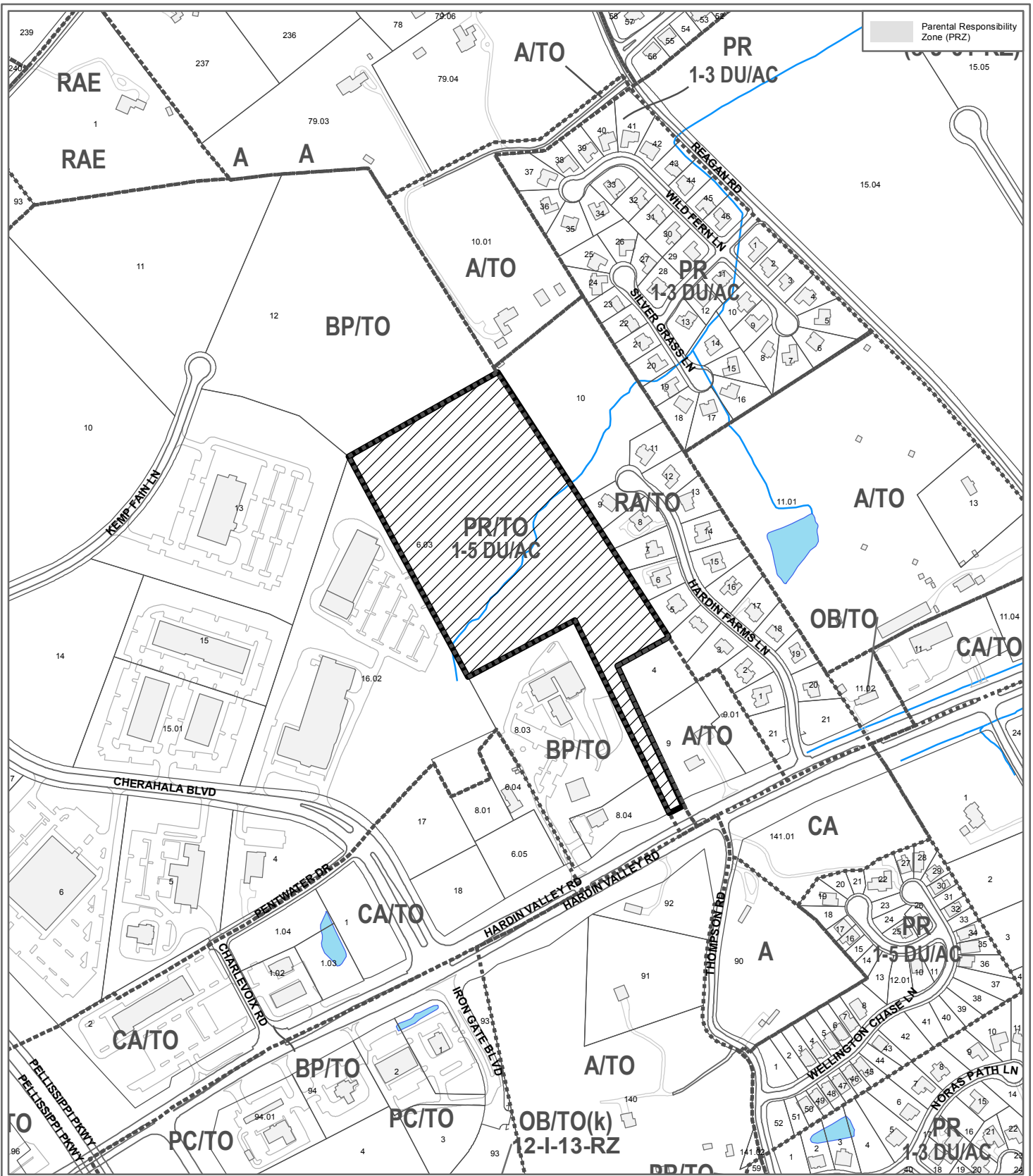


Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Pellissippi Investors, LLC

Map No: 104
Jurisdiction: County





**11-H-15-RZ
REZONING**

From: PR (Planned Residential) / TO (Technology Overlay)

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



Petitioner: Pellissippi Investors, LLC

Map No: 104

Jurisdiction: County



Original Print Date: 10/27/2015 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, Pellissippi Investors, LLC, has submitted an application to amend the Sector Plan from Low Density Residential to Technology Park, 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 November 12, 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 #11-C-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