

REZONING REPORT

▶ **FILE #:** 5-H-19-RZ

AGENDA ITEM #: 28

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** RML CONSTRUCTION, LLP
OWNER(S): Ryan M. Hickey / RML Construction, LLP

TAX ID NUMBER: 103 09601 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Solway Rd

▶ **LOCATION:** **Northeast side of Solway Road at intersection of Greystone Summit Drive**

▶ **APPX. SIZE OF TRACT:** **8.37 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Solway Road, a major collector, with a pavement width of 21.7' feet within a right-of-way width of 60 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** **BP (Business and Technology) / TO (Technology Overlay)**

▶ **ZONING REQUESTED:** **OB (Office, Medical, and Related Services) / TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **any use allowed in OB/TO**

EXTENSION OF ZONE: Yes, this is an extension of OB/TO to the north and west of the property.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - OB/TO

South: Commercial - BP/TO

East: ROW and Commercial - BP/TO

West: Agriculture/forestry/vacant, Multifamily - OB/TO

NEIGHBORHOOD CONTEXT: This area is a mix of attached, medium density, residential uses, office, and larger undeveloped agricultural and/or forested areas.

STAFF RECOMMENDATION:

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

Staff recommends approval of the requested OB / TO zoning, which is consistent with the recommended land uses in the Mixed Use Special District - Pellissippi State Community College/Beaver Creek (MU-SD NWCO-6)

COMMENTS:

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 property is surrounded by a mix of residential, office and forested, agricultural lands.
2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The OB zoning district, as stated in the Knox County Zoning Ordinance, 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.
2. The OB zoning district is for business offices, clinics, medical, and dental offices near residential neighborhoods, however, hotels and other supportive land uses are also permitted.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. OB zoning is compatible with the surrounding land uses.
2. For several years, the Tennessee Department of Transportation (TDOT), Knox County Department of Engineering and Public Works (EPW), Knoxville Regional Transportation Planning Organization (TPO) and the Knoxville-Knox County Planning staff have been working on plans to improve traffic flow through the Pellissippi Parkway (SR-162) corridor. These plans include establishing parallel roads and further alternative connections to Pellissippi Parkway to allow the road network to disperse traffic and prevent main intersections from having high congestion. Knox County is currently moving forward with the Cherahala Boulevard Extension project on the east side of Pellissippi Parkway which will provide a road connection from Coward Mill Road south to Lovell Road. To further improve traffic flow, TDOT has looked at creating an east/west connection north of Hardin Valley Road. The most feasible location for crossing Pellissippi Parkway would be a connection between Coward Mill Road on the east and Solway Road at Greystone Summit Drive on the west side of Pellissippi Parkway. This crossover would be located at the southern end of this property, which is currently before the Planning Commission for rezoning approval. Please refer to the attached email from Bryan Bartnik of TDOT and the map of the possible bridge location. Staff encourages the applicant to work with TDOT, EPW and Planning staff on the design of any future development project on this site in order to preserve the area of this future bridge crossing. (See Exhibit A.)
3. A greenway easement along Solway Road for the Knox to Oak Ridge Greenway is needed.

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 proposes MU-SD (Mixed Use Special District) for this area, and OB is compatible with the designation.
2. The request is consistent and not in conflict with all other plans of Knox County.

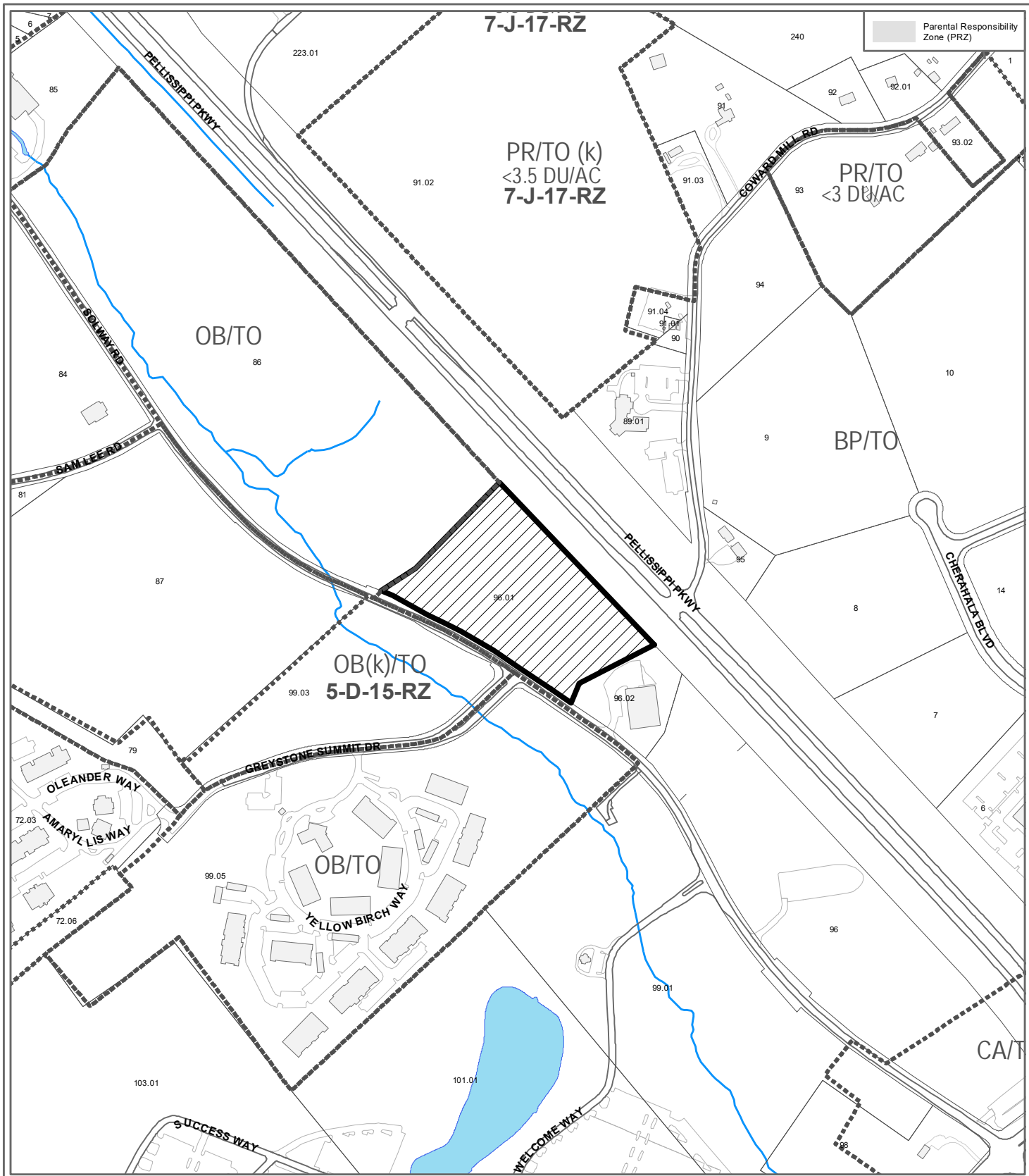
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

If approved, this item will be forwarded to Knox County Commission for action on 6/24/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**5-H-19-RZ
REZONING**

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

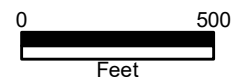
To: OB (Office, Medical, and Related Services) / TO (Technology Overlay)



Petitioner: RML Construction, LLP

Map No: 103

Jurisdiction: County



Original Print Date: 4/17/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Pellissippi Parkway Bridge Concept near Coward Mill

Bryan Bartnik <Bryan.Bartnik@tn.gov>

Wed, Apr 24, 2019 at 5:09 PM

To: Tom Brechko <tom.brechko@knoxplanning.org>

Cc: Nathan Vatter <Nathan.Vatter@tn.gov>, "Tarren Barrett (tarren.barrett@knoxplanning.org)" <tarren.barrett@knoxplanning.org>, Liz Albertson <liz.albertson@knoxmpc.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Tom,

As previously discussed, TDOT has performed a preliminary evaluation of a bridge over SR-162 near Coward Mill Road. While TDOT does not currently have any funding for any improvements in this area, the Knoxville Regional TPO Long Range Plan currently has SR-162 in Horizon Year 2026. This project should widen SR-162 to add an additional lane of travel in both directions, provide access control along the facility, and include other improvements.

While reviewing the entire corridor, there is limited availability for a crossing over SR-162 between Hardin Valley and State Route 62, Oak Ridge Highway. Initially, concepts for a bridge connecting Solway Road to the proposed extension of Cherehala Boulevard placed a crossover near Faith Promise Church. However, nearby developments have limited options in that area. When reexamining the corridor, Greystone Summit Drive and Coward Mill Road appeared to be a feasible location for an additional crossing point over SR-162. Please see the attached concept for what parcels may be affected if this got built. As this is a preliminary concept, more parcels, particularly near Coward Mill Road may be affected if a full design is performed.

If you have any questions or need more information, please feel free to ask.

Thanks,



Bryan Bartnik, P.E. | Region 1 Assistant Traffic Engineer

Region 1 Traffic Office

Transportation Management Center, 2ND Floor

[7238 Region Lane](#)

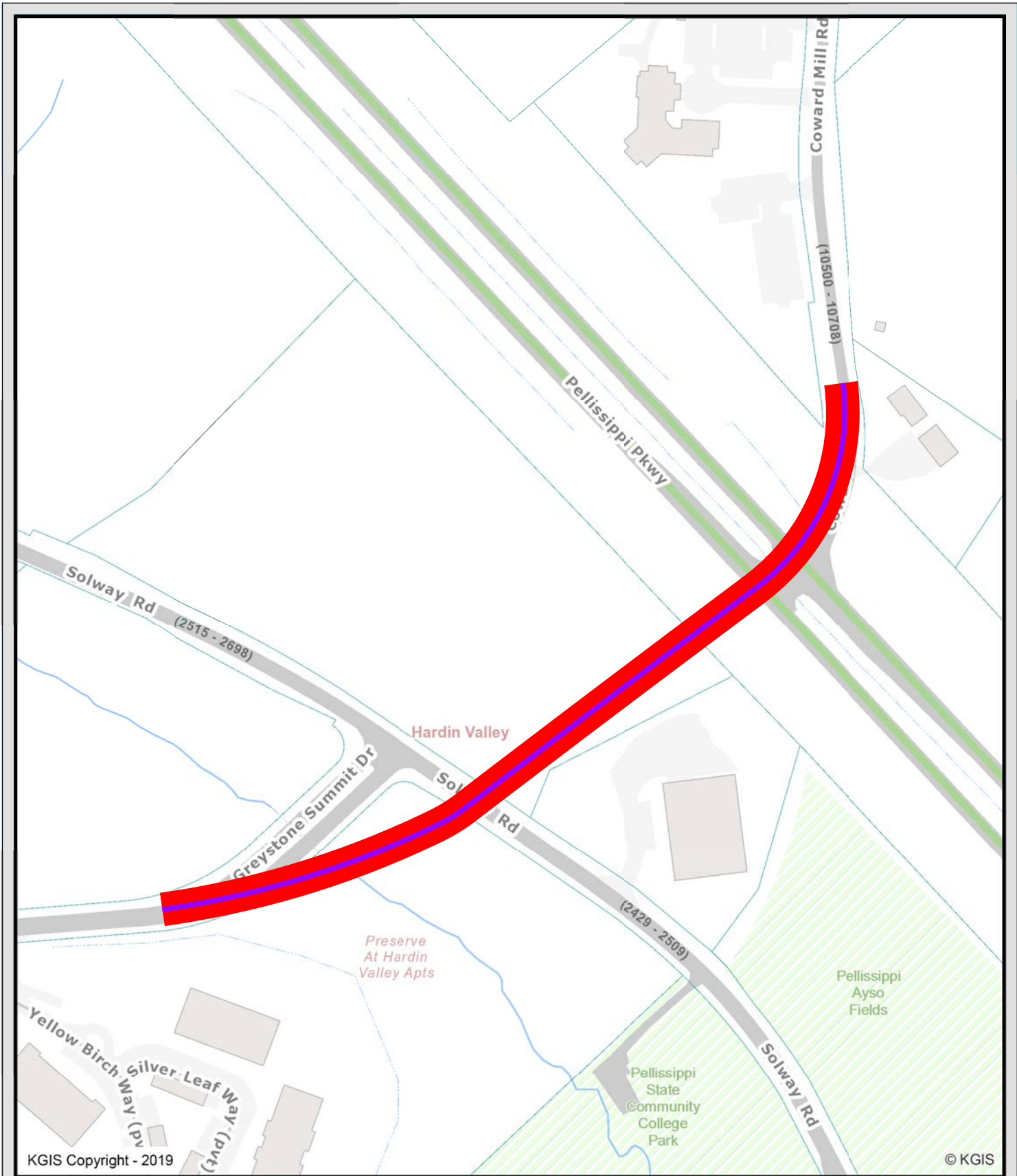
[Knoxville, TN 37914](#)

p. 865-594-2456

Bryan.Bartnik@tn.gov

tn.gov/tdot

Bridge Over SR-162 @ Coward Mill Concept.pdf
578K



Letter Portrait
POSSIBLE BRIDGE LOCATION NEAR COWARDS MILL
Knoxville - Knox County - KUB Geographic Information System

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KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

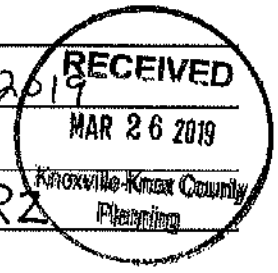
Name of Applicant: RML Construction LLP.

Date Filed: 3/26/2019 Meeting Date: 5/9/2019

Application Accepted by: James Reed

Fee Amount: \$1200 File Number: Rezoning 5-H-19-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 0 Solway Rd.
 General Location: EAST OF Greystone Summit Dr. / Solway Rd. Intersection
 Parcel ID Number(s): 103 09601
 Tract Size: 8.37
 Existing Land Use: VACANT
 Planning Sector: Northwest County
 Growth Policy Plan: PLANNED Growth
 Census Tract: 59.07
 Traffic Zone: 226
 Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: RYAN M. Hickey
 Company: RML Construction LLP
 Address: 1914 Pinnacle Pointe Way
 City: KNOXVILLE State: TN Zip: 37922
 Telephone: 865-985-6705
 Fax: _____
 E-mail: rhickey@ballhomes.com

Requested Change

REZONING

FROM: BP / TO
 TO: OB / TO

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: RYAN M. Hickey
 Company: RML Construction LLP.
 Address: 1914 Pinnacle Pointe Way
 City: KNOXVILLE State: TN Zip: 37922
 Telephone: 865-985-6705
 Fax: _____
 E-mail: rhickey@ballhomes.com

PROPOSED USE OF PROPERTY

OB / TO

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: NONE KNOWN

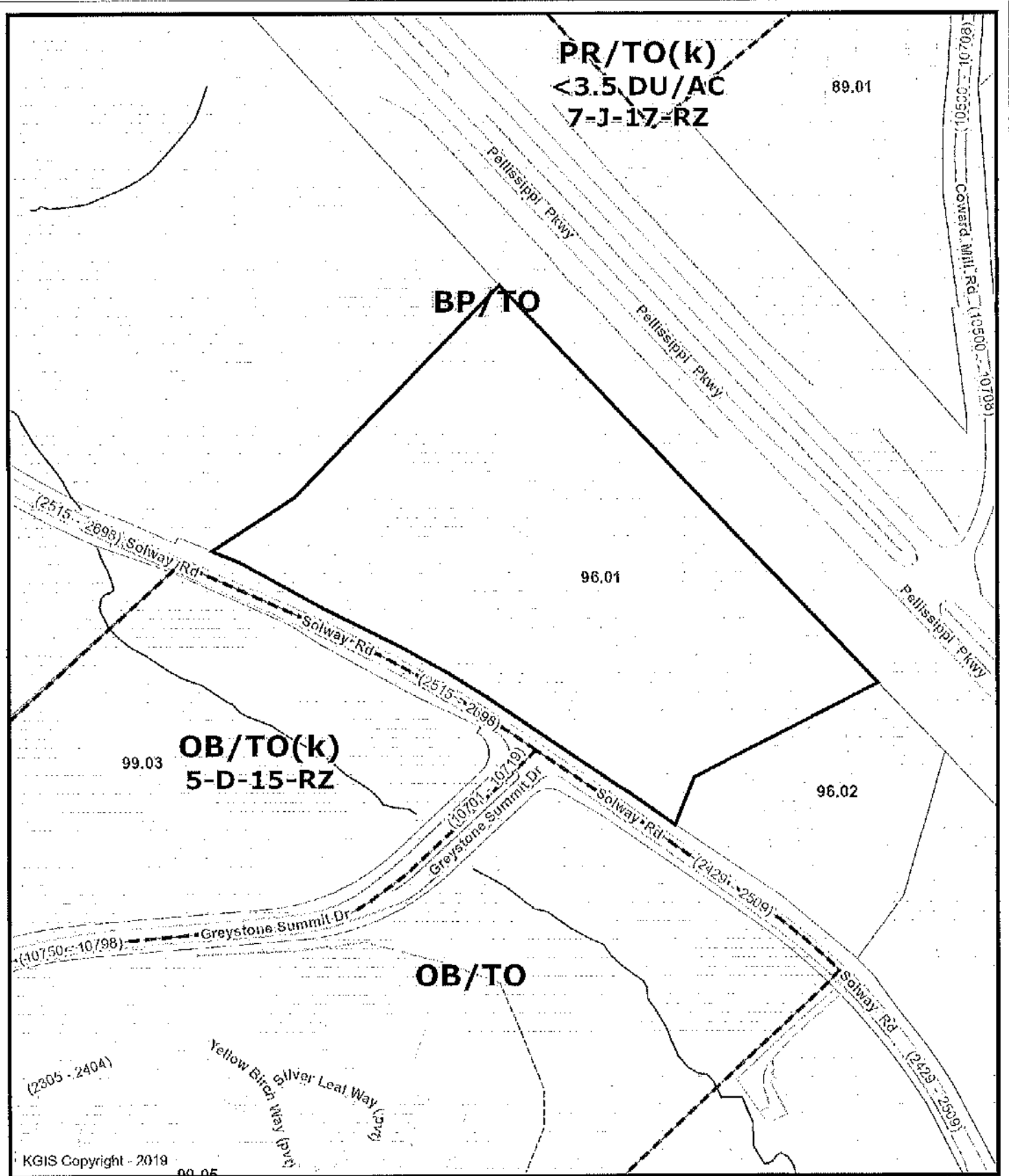
APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT
 Name: RYAN M. Hickey
 Company: RML Construction LLP.
 Address: 1914 Pinnacle Pointe Way
 City: KNOXVILLE State: TN Zip: 37922
 Telephone: 865-985-6705
 E-mail: rhickey@ballhomes.com

5-A-19-708



PR/TO(k)
<3.5 DU/AC
7-J-17-RZ

89.01

BP/TO

96.01

99.03

OB/TO(k)
5-D-15-RZ

96.02

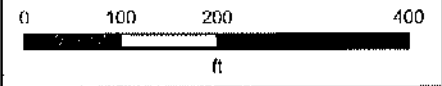
OB/TO

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Knoxville - Knox County - KUB Geographic Information System

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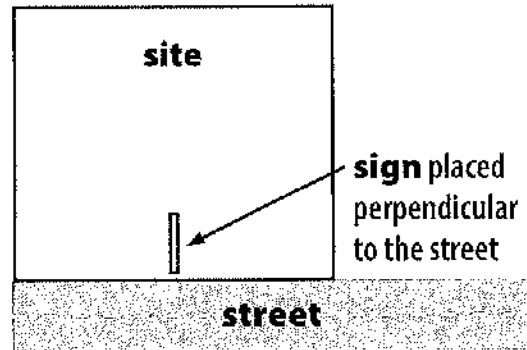
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.




TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

April 24th (Wed) and May 10th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Prml Construction LRP

Phone: 865-985-6705 Email: _____

Date: 3-26-19

File Number: 5-H-19-RZ