



## TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

# REPORT OF STAFF RECOMMENDATION

**Meeting Date:** 5/6/2019  
**File Number:** 5-A-19-TOR  
**Applicant:** RML CONSTRUCTION LLP  
**Request:** REZONING

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**Address:** 0 Solway Rd  
**Map/Parcel Number:** 103 09601  
**Location:** Northeast side of Solway Road, southwest side of Pellissippi Parkway, northeast end of Greystone Summit Drive.  
**Existing Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Proposed Zoning:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)  
**Existing Land Use:** Vacant land  
**Proposed Land Use:** Apartments  
**Appx. Size of Tract:** 8.37 acres  
**Accessibility:** Access is via Solway Road, a major collector, with a 22' pavement width within a right-of-way width of 50' to 60'.  
**Surrounding Zoning and Land Uses:**  
North: OB (Office, Medical, and Related Services) / TO (Technology Overlay) - Vacant land  
South: BP (Business and Technology) / TO (Technology Overlay) - Business  
East: BP (Business and Technology) / TO (Technology Overlay) - Pellissippi Parkway  
West: OB (Office, Medical, and Related Services) / TO (Technology Overlay) - Vacant land and apartments

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**Comments:** OB / TO zoning is consistent with the recommended land uses in the Mixed Use Special District - Pellissippi State Community College/Beaver Creek (MU-SD NWCO-6) in the sector plan. It is also compatible with the surrounding zoning and development pattern. The adjacent parcel to the north was also recently zoned for OB/TO, so this is an extension of that zoning designation (2-A-19-TOR).

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.)

The Northwest County Sector Plan reflects this site within the Pellissippi State Community College/Beaver Creek mixed use special district (NWCO-6). A mix of uses are recommended for this area, including the Office (O) land use classification, which allows consideration of the OB zone district. The mixed use special district also highlights the need for easements for the Knox to Oak Ridge Greenway in this area. A greenway easement along Solway Road for the Knox to Oak Ridge Greenway is also needed, and was noted in the adjacent OB/TO rezoning (2-A-19-TOR) as well.

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<b>Design Guideline Conformity:</b>	N/A
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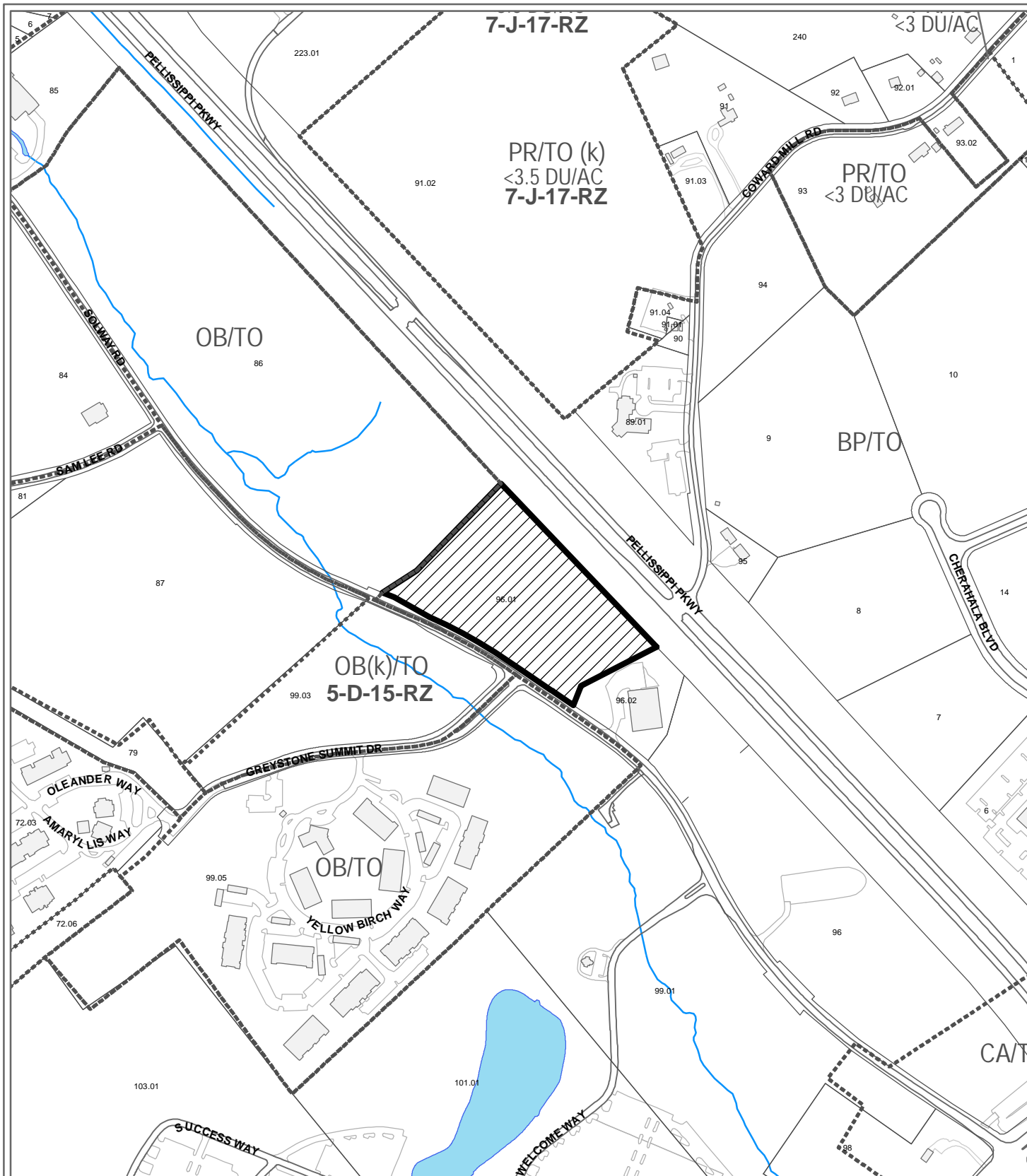
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<b>Waivers and Variances Requested:</b>	N/A
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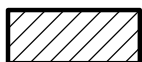
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**Staff Recommendation:**

RECOMMEND that TTCDA APPROVE a Certificate of Appropriateness for rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.



**5-A-19-TOR  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

Original Print Date: 4/25/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: RML Construction LLP

Map No: 103

Jurisdiction: County





## 5-A-19-TOR Exhibit A

Tom Brechko &lt;tom.brechko@knoxplanning.org&gt;

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### Pellissippi Parkway Bridge Concept near Coward Mill

2 messages

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**Bryan Bartnik** <Bryan.Bartnik@tn.gov>

Wed, Apr 24, 2019 at 5:09 PM

To: Tom Brechko &lt;tom.brechko@knoxplanning.org&gt;

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

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, 2<sup>ND</sup> Floor

7238 Region Lane

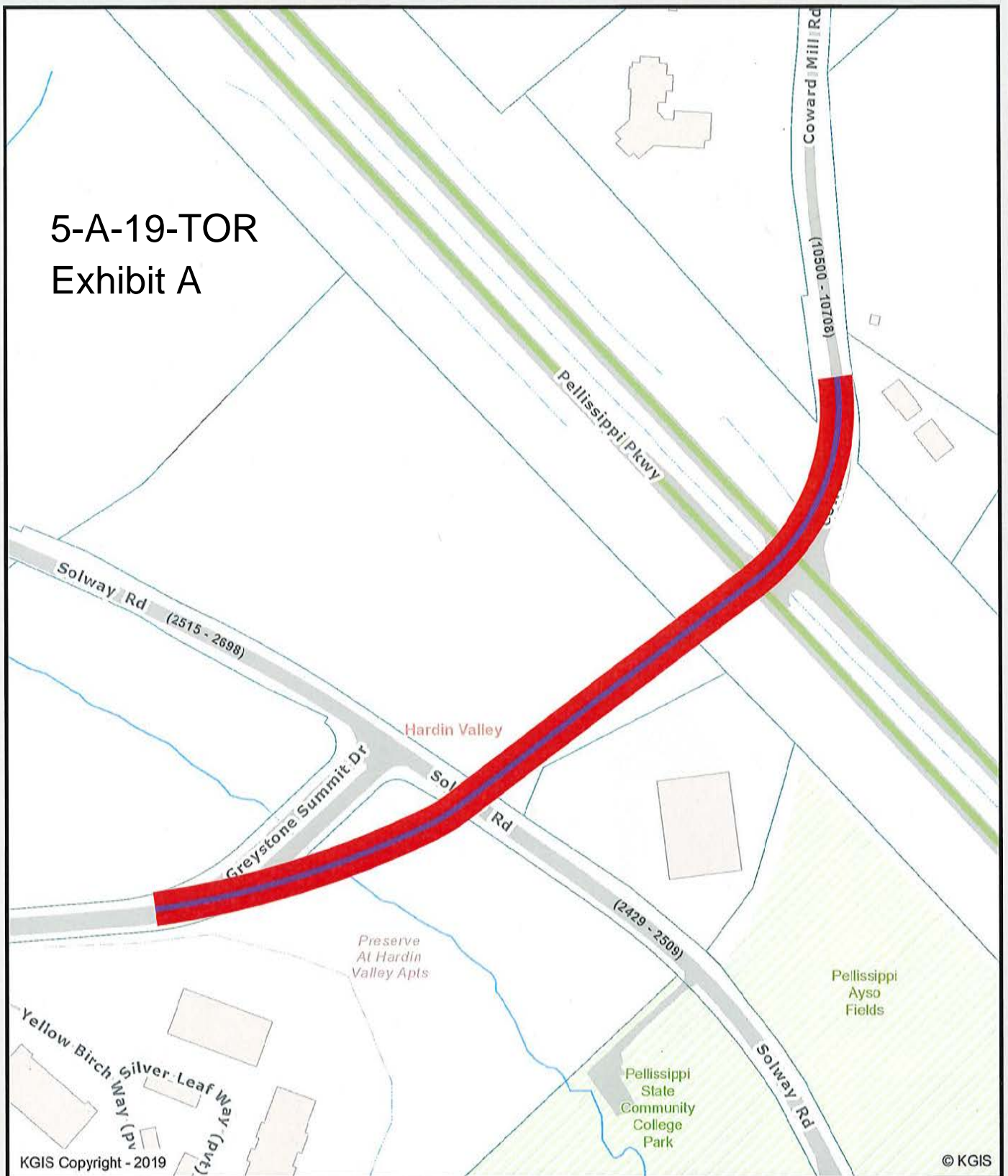
Knoxville, TN 37914

p. 865-594-2456

[Bryan.Bartnik@tn.gov](mailto:Bryan.Bartnik@tn.gov)[tn.gov/tdot](http://tn.gov/tdot)



# 5-A-19-TOR Exhibit A



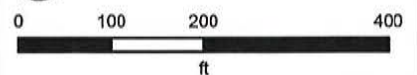
## Letter Portrait

POSSIBLE BRIDGE LOCATION NEAR COWARDS MILL

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/24/2019 at 1:39:05 PM



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