



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

▶ **FILE #:** 8-C-06-RZ
8-A-06-SP

AGENDA ITEM #: 80
AGENDA DATE: 8/10/2006

▶ **APPLICANT:** HARBIN REALTORS
OWNER(S): MOHAMDRAZA & TAHERA KHALFAN
MOHAMEDRAZA & TAHERA KHALFAN

TAX ID NUMBER: 83 07601
JURISDICTION: Commission District 8

▶ **LOCATION:** Northwest side E. Gov. John Sevier Hwy., southeast of Strawberry Plains Pike

▶ **TRACT INFORMATION:** 24.68 acres.

SECTOR PLAN: East County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gov. John Sevier Hwy., a major arterial street with three lanes of traffic within a 100' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & STPA (Stream Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) & STPA (Stream Protection Area) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial use

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Property was withdrawn from PR rezoning consideration in 2004. (10-U-04-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Creek / STPA/F Floodway
South: Businesses and vacant land /LDR and LI/ A, CA and CB Commercial
East: Businesses / LI/CB, LI and I Industrial
West: Vacant land / LDR/ A Agricultural

NEIGHBORHOOD CONTEXT: This area is developed with residential uses to the north and west, under A and RB zoning. Commercial and industrial uses are located to the south and east, under CA, CB, LI and I zoning.

STAFF RECOMMENDATION:

▶ **APPROVE LI (Light Industrial) designation**

Extension of the LI designation from the west side of Gov. John Sevier Hwy. in a manner similar to what has occurred along the western side of this arterial is an appropriate land use pattern for this area, subject to protecting the adjacent creek's floodway and water quality. The recent FEMA Floodway map revisions show much of this site as subject to flooding.

► **APPROVE PC (Planned Commercial) zoning. Applicant requested CB (Business and Manufacturing) zoning**

CB zoning of this site is an extension of the adjacent CB zoning already in place along the west side of Gov. John Sevier Hwy. However, the recommended PC zone would require a site plan approval procedure where the adjoining floodway treatment, as well as buffering for property to the west can be addressed before MPC in a public meeting

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LI designation and PC zoning, as well as the requested CB zone are compatible with the scale and intensity of the surrounding zoning pattern.
2. There are CB, I, LI and CA zoned properties on both sides of Gov. John Sevier Hwy. in the vicinity of the site.
3. The recommended PC zoning will allow business and manufacturing uses, similar to other uses along Gov. John Sevier Hwy., and provide a process for the public review of this environmentally sensitive site. The requested CB zone does not require a public review for the development of this site.

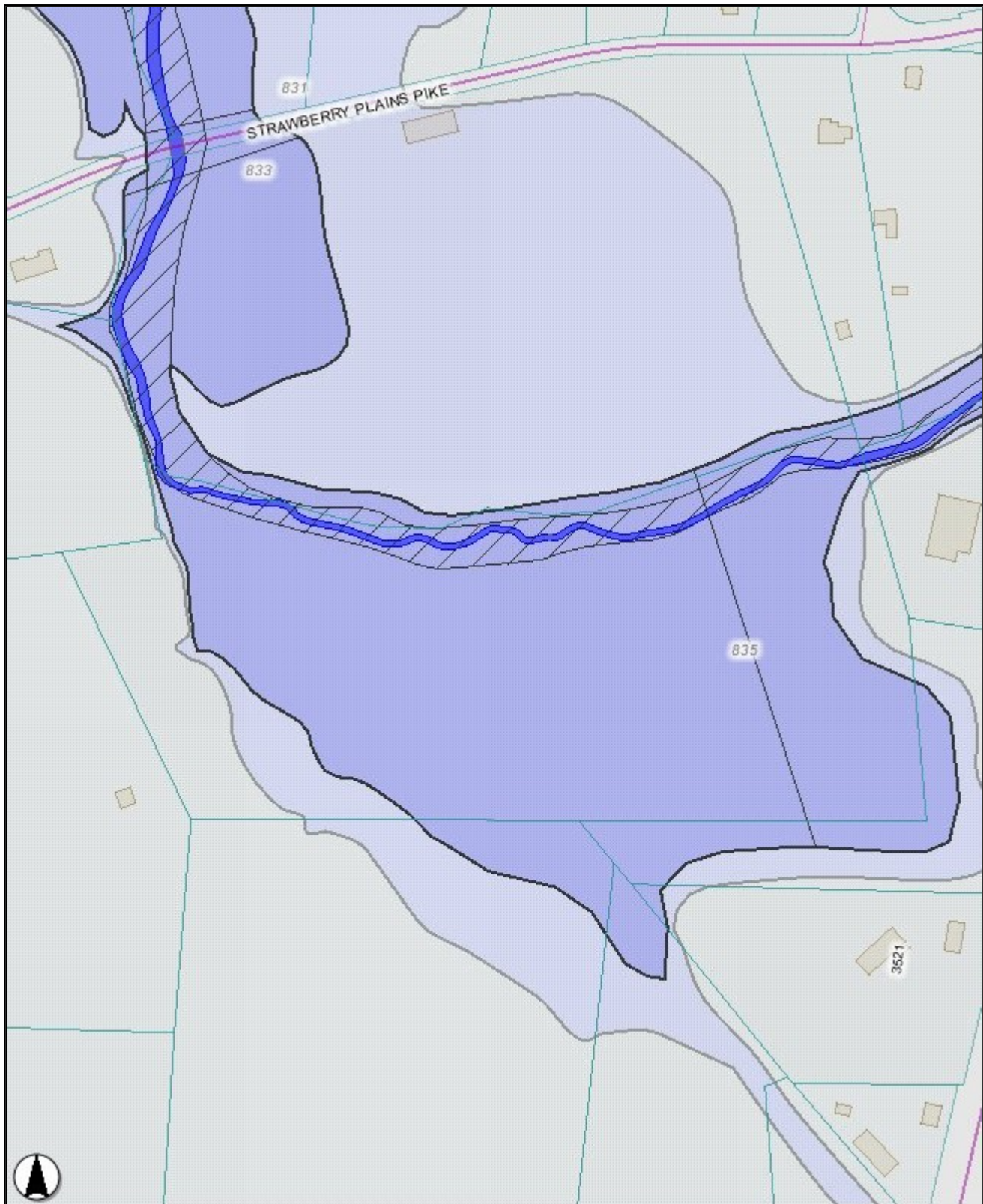
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Gov. John Sevier Hwy. is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The LI plan designation and PC or CB zoning are compatible with surrounding development and zoning and will have a minimal impact on adjacent properties. A creek extends along the north side of the site and its flood plain extends over much this property according to the revised FEMA maps (See attached.) The recommended PC provides the best opportunity to protect the adjacent water way during any development on the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested East County Sector Plan amendment to LI will support the recommended PC zone , or the requested CB zoning of this site.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for deepening the commercial zoning along this section of Gov. John Sevier Hwy. in the immediate area.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2006. 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.



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