



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

▶ **FILE #:** 8-Q-06-RZ
8-D-06-SP

AGENDA ITEM #: 94
AGENDA DATE: 8/10/2006

▶ **APPLICANT:** HOLROB, DAVIS, SHIPE II
OWNER(S): W. EARL AND MARIE L. LAYMAN

TAX ID NUMBER: 83 060.02
JURISDICTION: Commission District 8

▶ **LOCATION:** South side Strawberry Plains Pike, east side E. Gov. John Sevier Hwy.

▶ **TRACT INFORMATION:** 5.95 acres.

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

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a major arterial street with 35' of pavement width within 100' of right of way, or Strawberry Plains Pike, a major arterial street with 35' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) & STPA (Stream Protection Area) / CA (General Business) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail development

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of commercial designation and zoning from the northwest

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Strawberry Plains Pike - Vacant land and dwelling / LDR / A (Agricultural)
South: Floodway and trucking business / STPA & LI / F (Floodway) and LI (Light Industrial)
East: Dwelling / STPA & LDR / A (Agricultural)
West: E. Gov. John Sevier Hwy. - Vacant land / C, STPA and LDR / CA (General Business) and A (Agricultural)

NEIGHBORHOOD CONTEXT: One quadrant of this intersection is developed with a convenience store / gas station, under CA zoning. To the south are light/general industrial and commercial uses, zoned LI, I, CA and CB. Residential uses are also located in the area, zoned A and RB.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial uses are appropriate at this intersection of two major arterial streets, which has started to develop as a commercial node. The request is an extension of commercial uses from the northwest.

▶ **APPROVE PC (Planned Commercial) and F (Floodway) zoning. (Applicant requested CA and F.)**

PC zoning will allow appropriate commercial development of the site but will require MPC approval of a use on review development plan prior to development, providing the opportunity for MPC staff and public review.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal will further establish this intersection commercial node which will serve area residents, travelers and industrial park users from the south.
2. A large portion of the site is designated as stream protection area on the sector plan, because of a floodway (Swanpond Creek) that runs along the southern boundary line of the site. The PC zone will allow staff to work with the developer to protect the adjacent floodway.
3. There is another parcel to the north of the site that has been zoned PC for commercial development.
4. PC zoning will allow development of businesses at this major intersection, but will require use on review approval prior to development.

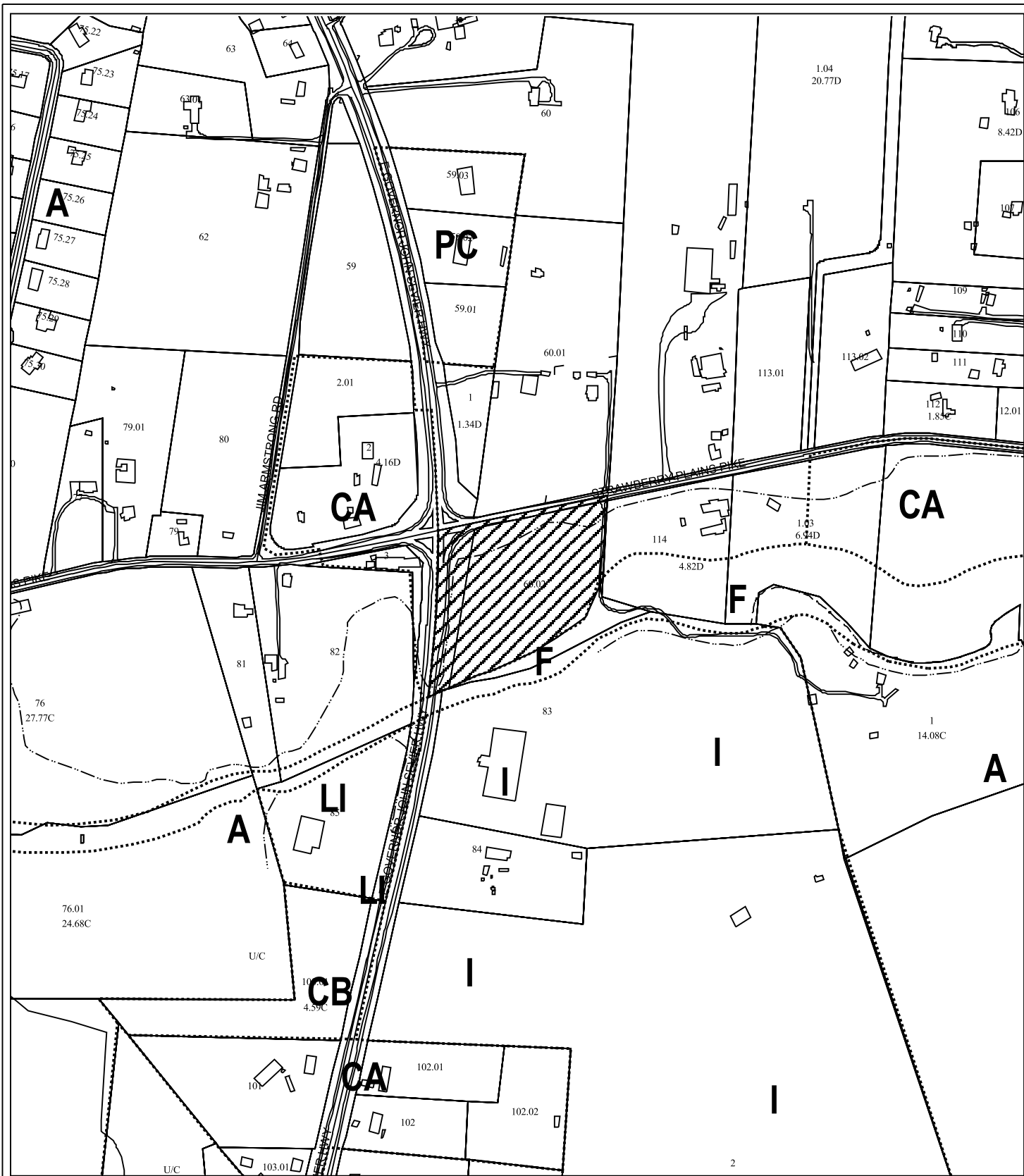
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Strawberry Plains Pike and E. Gov. John Sevier Hwy. are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as stream protection/drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, CA or PC zoning is consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan amendment and rezoning requests for commercial uses 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.



**8-Q-06-RZ
REZONING**



From: A (Agricultural) & F (Floodway)
 To: CA (General Business) & F (Floodway)

Original Print Date: 07/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Holrob, Davis, Shipe II

Map No: 83

Jurisdiction: County

