



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

▶ **FILE #:** 2-A-06-PA **AGENDA ITEM #:** 52  
2-B-06-RZ **AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** E.J. BODDEN / CITY OF KNOXVILLE  
**OWNER(S):** E.J. BODDEN

**TAX ID NUMBER:** 154 114

**JURISDICTION:** Council District 2

▶ **LOCATION:** Southeast side S. Northshore Dr., southwest side Keller Bend Rd.

▶ **TRACT INFORMATION:** 3.49 acres.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via S. Northshore Dr., a five lane, major arterial street.

**UTILITIES:** Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Single Family Residential)

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** House and accessory garage

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** Property has not been given a designation since being annexed into the City of Knoxville.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:**  
North: Retail businesses / GC /C-6 (General Commercial Park)  
South: Office buildings /GC/ C-6 commercial  
East: Keller Bend Rd., Bluegrass Lake / PC and F Floodway  
West: Retail and office uses / GC/C-6 Commercial

**NEIGHBORHOOD CONTEXT:** This residence is within a commercial area that has developed around the I-140/S Northshore Dr. interchange within C-6, PC, CA, OA, OB, and O-1 zones

**STAFF RECOMMENDATION:**

▶ **APPROVE MU (GC/O/LDR) designation**

This mixed use designation will allow the property owner to seek R-1 zoning and build a residential garage at her house without meeting the City's First Fire District requirements.

▶ **APPROVE R-1 (Single Family Residential) zoning**

R-1 zoning is consistent with the residential use of this site. and will allow the owner to construct an accessory garage without building to the more expensive First Fire District construction standards. The sector plan

proposes commercial uses for this site

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. MU (GC/O/LDR and R-1 zoning on this site would reflect the continued residential use of the property while including other land uses compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. R-1 zoning is less intense than the surrounding commercial zoning.
3. R-1 zoning is consistent with the residential use on the property.

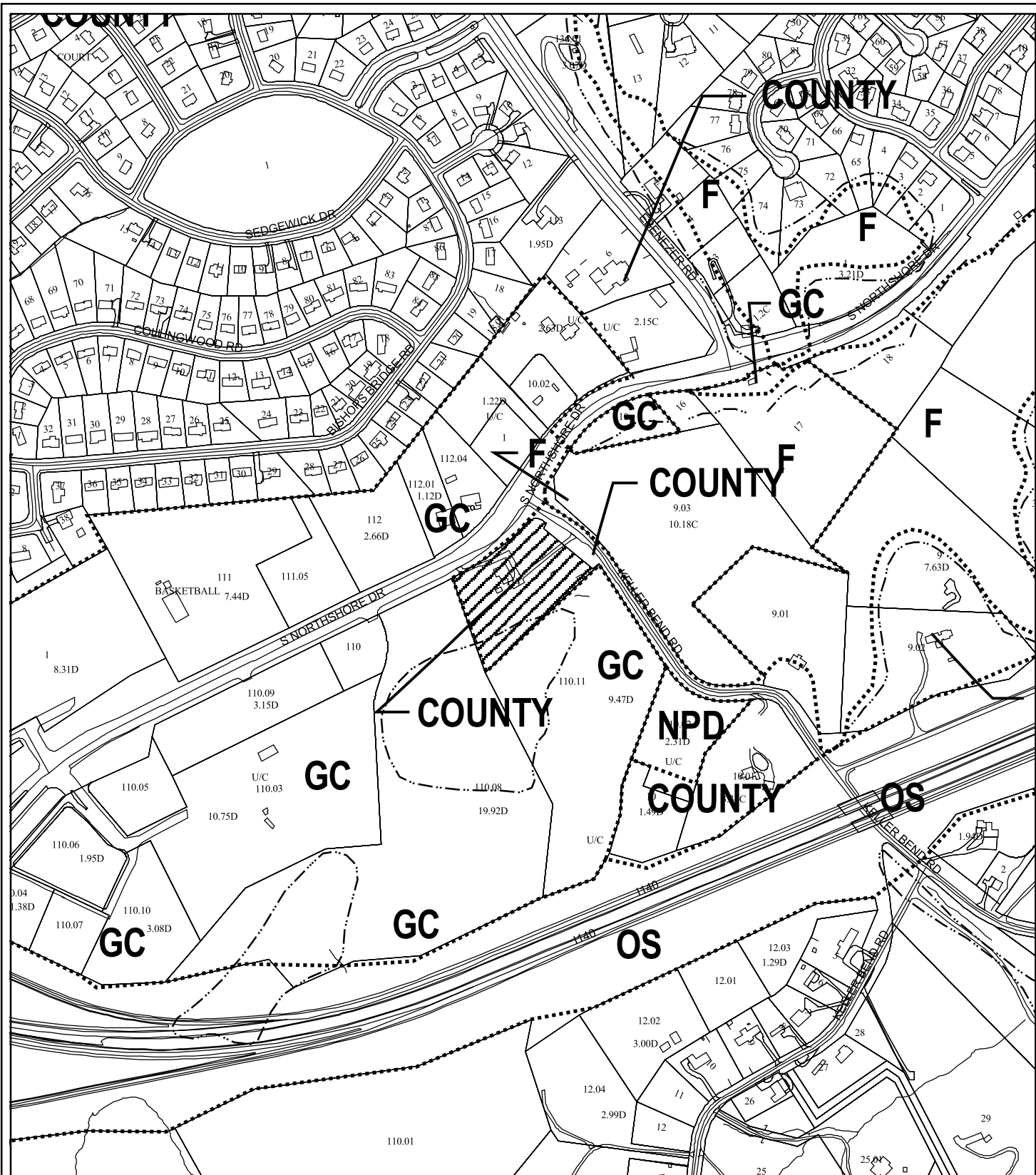
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no additional impact on schools or the street system.
3. The recommended MU One year Plan designation and R-1 zoning reflect the current use of this property and are compatible with surrounding development and zoning. Residential use of the property will have no additional impact on adjacent properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the recommended MU (GC/O/LDR) plan designation which will permit R-1 zoning.
2. With the recommended amendment to MU (GC/O/LDR), R-1 zoning is consistent with the City of Knoxville One Year Plan.
3. This request should not lead to future plan amendment and rezoning requests for residential use in the area

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2006 and 3/28/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




**2-A-06-PA/2-B-06-RZ  
PLAN AMENDMENT**

Petitioner: E.J. Bodden / City of Knoxville

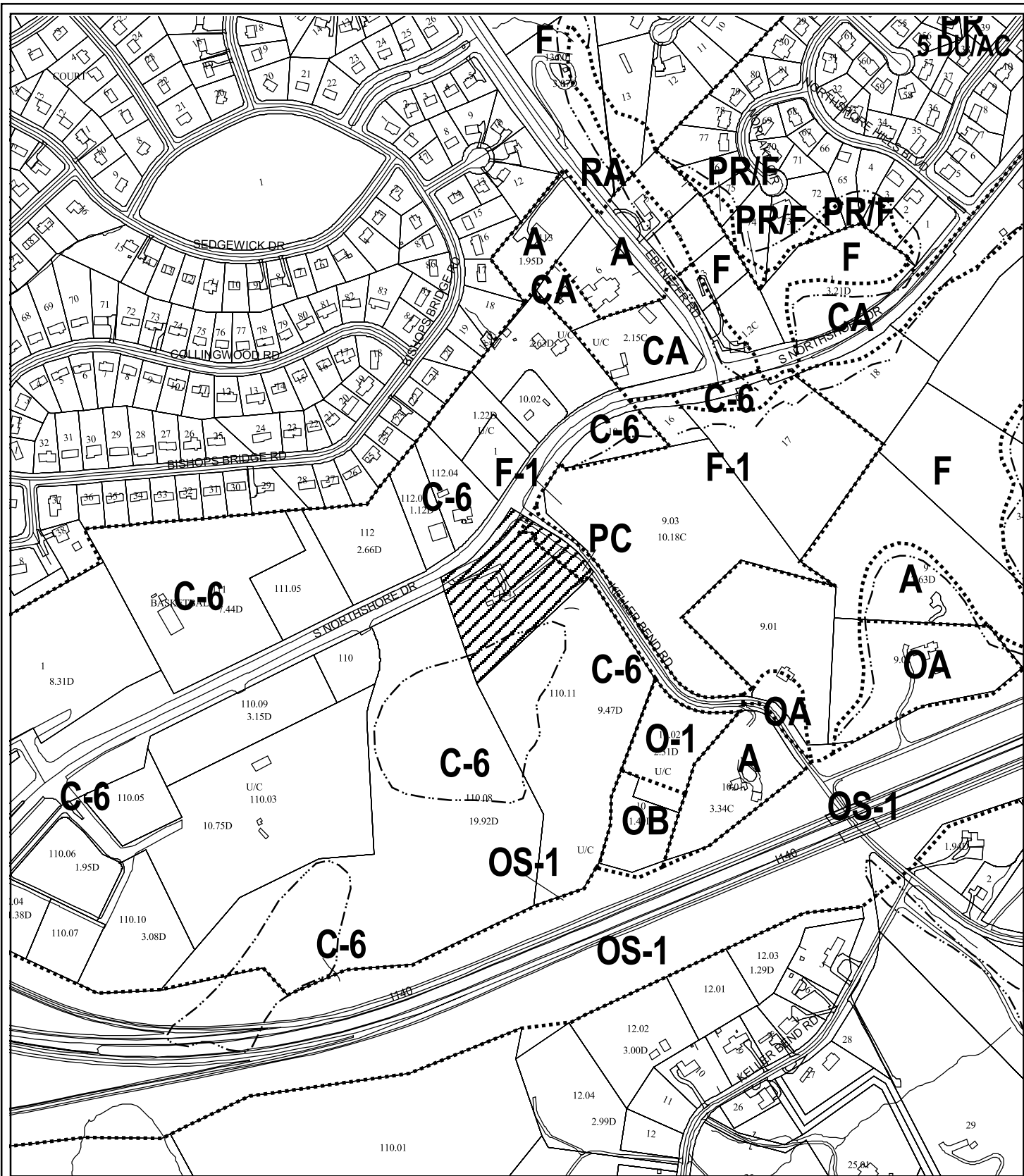
Map No: 154

Jurisdiction: City

 From: GC (General Commercial)  
To: LDR (Low Density Residential)


Original Print Date: 01/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**2-B-06-RZ  
REZONING**

Petitioner: E.J. Bodden /  
City of Knoxville  
Map No: 154  
Jurisdiction: City

 From: C-6 (General Commercial Park)  
 To: R-1 (Single Family Residential)  
 Original Print Date: 01/20/06    Revised:  
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