



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

▶ **FILE #:** 5-F-06-RZ **AGENDA ITEM #:** 61
5-B-06-SP **AGENDA DATE:** 6/8/2006

POSTPONEMENT(S): 5/11/06

▶ **APPLICANT:** DWIGHT A. COLLINS
OWNER(S): BEELER ELMER WAYNE & JAMES BOYD BEELER JR &

TAX ID NUMBER: 5 PORTION OF 077 MAP ON FILE AT MPC

JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Clapps Chapel Rd., northeast of Rodgers Rd., south of Tazewell Pike

▶ **TRACT INFORMATION:** 5 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Clapps Chapel Rd., a major collector street with 16-17' of pavement width within 50' of right of way. Tazewell Pike, a minor arterial street with 21' of pavement width within 60' of right of way is located 200' to the northeast of this site.

UTILITIES: Water Source: Luttrell-Blaine-Corryton Utility District
Sewer Source: Not available

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Dwelling and vacant land

▶ **PROPOSED USE:** Retail

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Clapps Chapel Rd. - Vacant land / Ag-RR / CA (General Business)
South: Church and vacant land / Ag-RR / A (Agricultural)
East: Dwellings / Ag-RR / A (Agricultural)
West: Church, dwelling and vacant land / Ag-RR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located in the Graveston area, which is developed with low density and rural residential dwellings and a church under A, RA and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation, limited to CR zoning.**

Rural commercial uses are appropriate at this site which is located just off of Tazewell Pike, an arterial street, at the intersection of Clapps Chapel Rd., a collector street.

► **APPROVE CR (Rural Commercial) zoning. (Applicant requested CA.)**

CR zoning is the most appropriate commercial zone that may be permitted in this designated Rural Area on the Growth Policy Plan. The permitted uses and development regulations of the CR zone are appropriate for this site and will minimize the impact on surrounding properties.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and allows a broad range of retail uses.
2. CR is a logical extension of commercial zoning from the northwest.
3. The CR zone allows commercial use of this parcel, consistent with the recommended Northeast County Sector Plan amendment and the Growth Policy Plan designations. CA zoning is not a permitted zone under the policies of the Growth Policy Plan in the Rural Area.

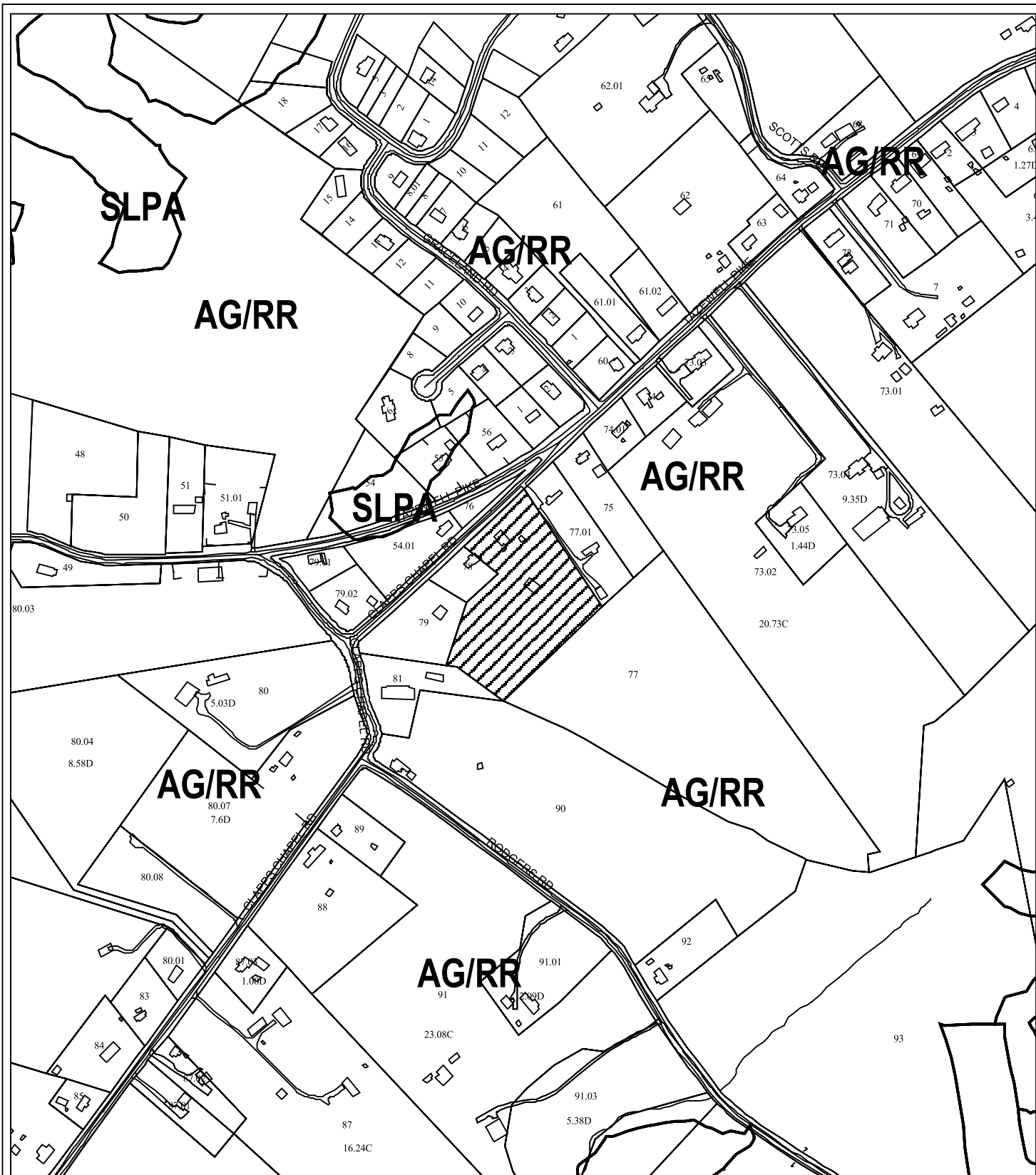
THE EFFECTS OF THE PROPOSAL

1. Public water utilities are in place to serve the site. Sanitary sewer is not available at this site.
2. This proposal will have no impact on schools and a minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal. Compared to the CA zone, the CR zone allows less intense uses, has increased building setbacks and has more landscaping requirements. These restrictions will help to lessen the impact of commercial development in this rural area, as well as improve the aesthetic quality of the development.
4. The subject property has not been surveyed, but the lot area may be larger than the CR zone's lot size requirement of one to four acres. If greater than 4 acres, the lot will have to be subdivided into two or more lots prior to development. Or, if the entire lot is to be used for one development, then a zoning variance will be required.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended sector plan amendment, the proposal is consistent with the Northeast County Sector Plan
2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. CR zoning is permissible within the Rural Area. The requested CA zoning may not be approved within the Rural Area. The CA zoning to the northwest of the site was approved prior to the existence of the Growth Policy Plan and is not currently developed with commercial uses.
3. This request may generate similar requests for zoning changes on some surrounding parcels.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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.



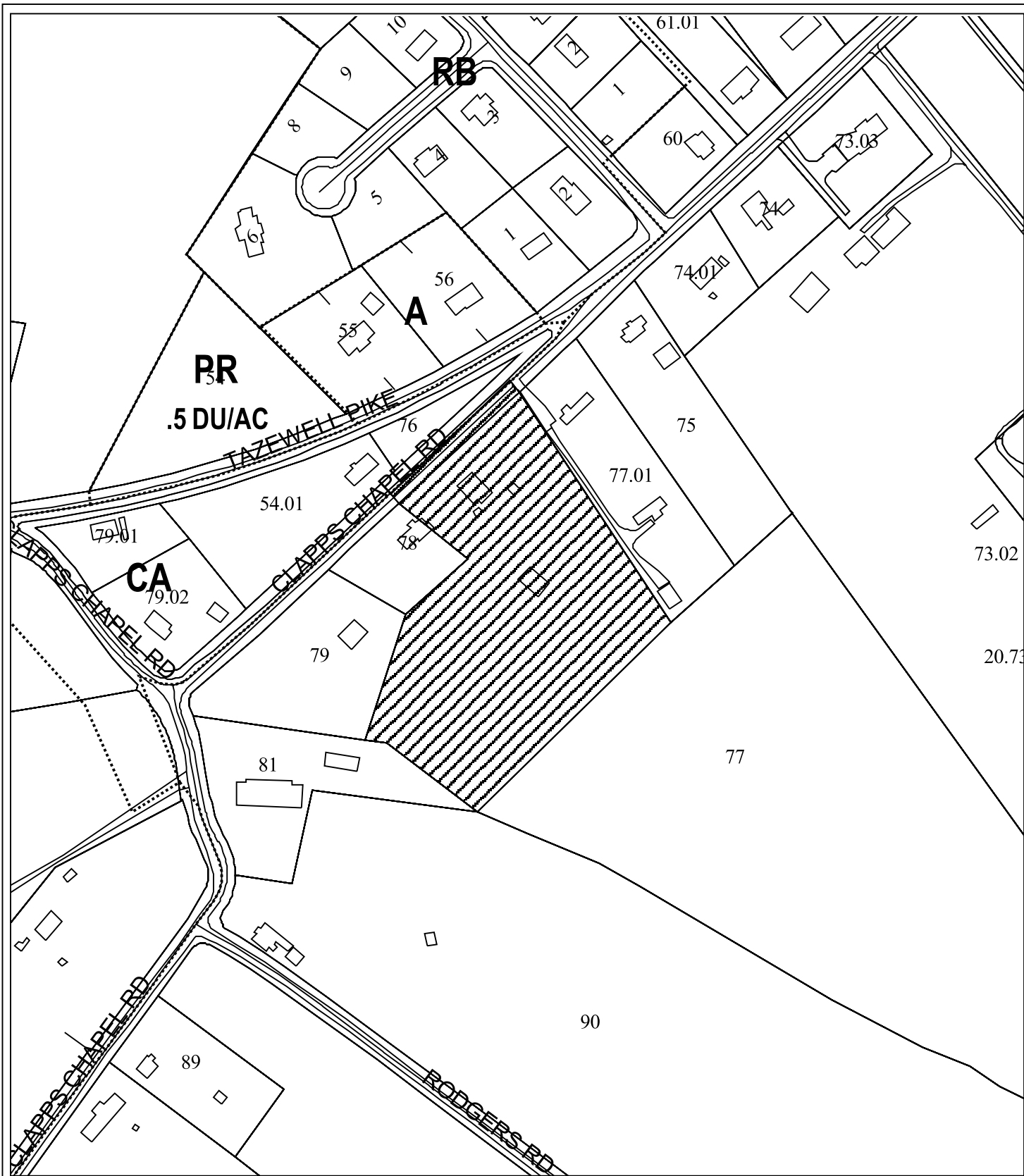
**5-B-06-SP/5-F-06-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDME**

Petitioner: Dwight A. Collins
 Map No: 5
 Jurisdiction: County

 From: A/RR (Agricultural/Rural Residential)
 To: C (Commercial)

Original Print Date: 04/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**5-F-06-RZ
REZONING**

Petitioner: Dwight A. Collins

Map No: 5

Jurisdiction: County



From: A (Agricultural)

To: CA (General Business)

Original Print Date: 04/26/06

Revised:

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