



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

▶ **FILE #:** 6-P-06-RZ
6-E-06-SP

AGENDA ITEM #: 78
AGENDA DATE: 6/8/2006

▶ **APPLICANT:** ROBERT W. BEDWELL
OWNER(S): BROOKSHIRE JAYNE A & DANIEL W

TAX ID NUMBER: 89 209.01, 209.02 & 209.03
JURISDICTION: Commission District 6

▶ **LOCATION:** North side Oak Ridge Hwy., east of Pebblepass Rd.

▶ **TRACT INFORMATION:** 3.54 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with 22' of pavement width within 150' of right of way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential) and SLPA (Slope Protection Area) / A (Agricultural) and RB (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and SLPA (Slope Protection Area) / CA (General Business)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Retail center

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Mobile home park / Ag-RR, SLPA / RB (General Residential)
South: Oak Ridge Hwy. - Vacant land / LDR / A (Agricultural) and RA (Low Density Residential)
East: Mobile home park / Ag-RR, SLPA / RB (General Residential)
West: Vacant land / Ag-RR, SLPA / A (Agricultural) and I (Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with a two mobile home parks under RB zoning and other residential development under A, PR and RA zoning. There is also some Industrial zoning to the west of the site.

STAFF RECOMMENDATION:

▶ **APPROVE NC (Neighborhood Commercial) and SLPA (Slope Protection Area) sector plan designation. (Applicant requested Commercial and SLPA.)**

The commercial designation, limited to CN zoning, provides reasonable use of the property, consistent with the Growth Policy Plan, which will serve nearby residential uses.

▶ **APPROVE CN (Neighborhood Commercial) zoning. (Applicant requested CA.)**

CN is an allowable zone within the Rural Area on the Growth Policy Plan Map, whereas CA is not permissible. CN zoning will allow the property to be used for a wide variety of compatible neighborhood commercial uses which will serve the surrounding residential uses, as well as Oak Ridge Hwy. users.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CN zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and allows a broad range of retail uses.
2. CN zoning allows reasonable use of the property, consistent with the policies of the Growth Policy Plan.
3. The CN zone allows commercial use of this parcel, consistent with the recommended amendment to the Northwest County Sector Plan 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.

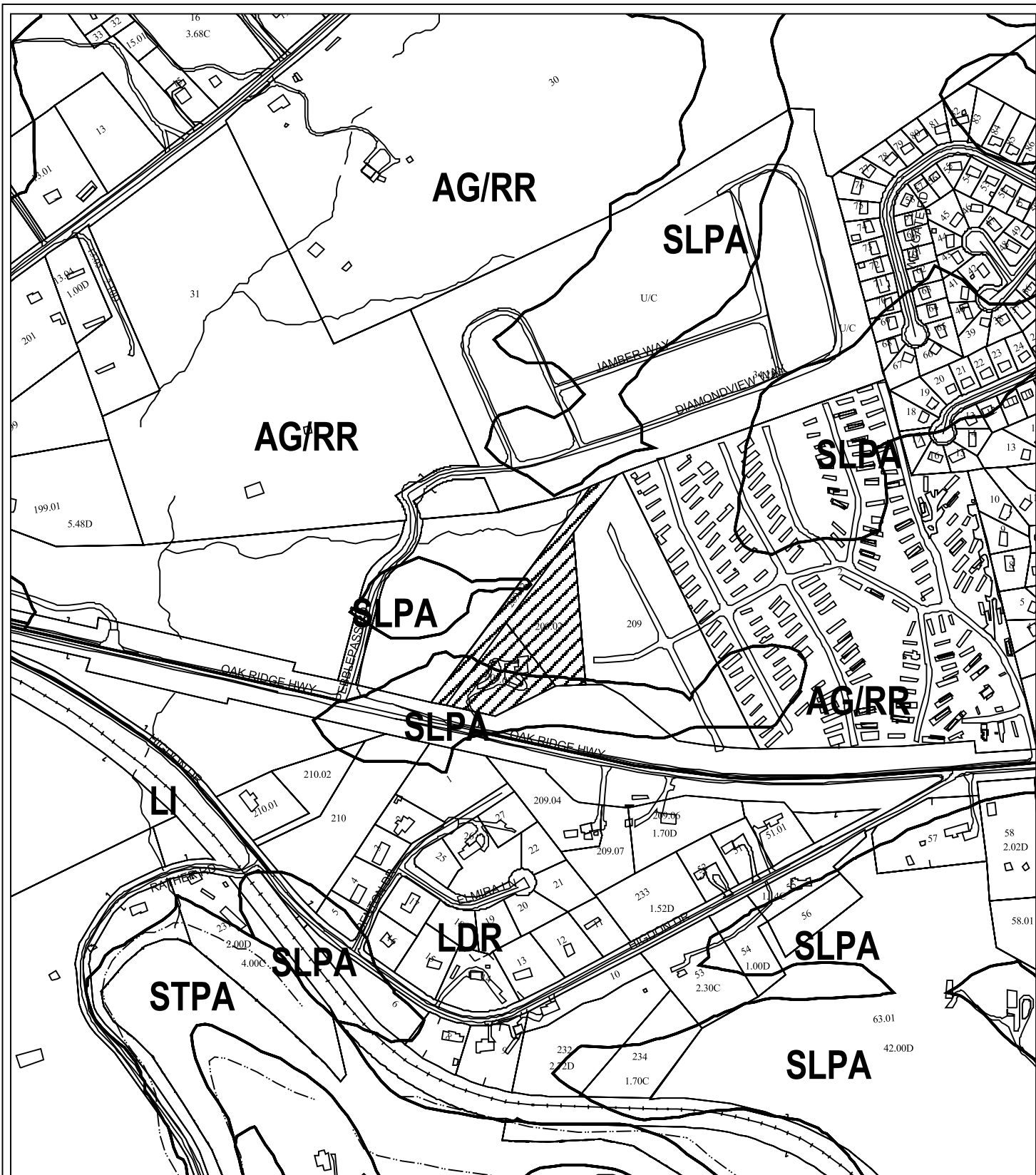
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal. Compared to the CA zone, the CN 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. With the recommended sector plan amendment, the proposal is consistent with the Northwest County Sector Plan
2. The site is located within the Rural Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. CN zoning is permissible within the Rural Area. The requested CA zoning may not be approved within the Rural Area. The CA zoning to the southeast of the site was approved prior to the existence of the Growth Policy Plan.
3. This request may generate similar requests for zoning changes on nearby 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.



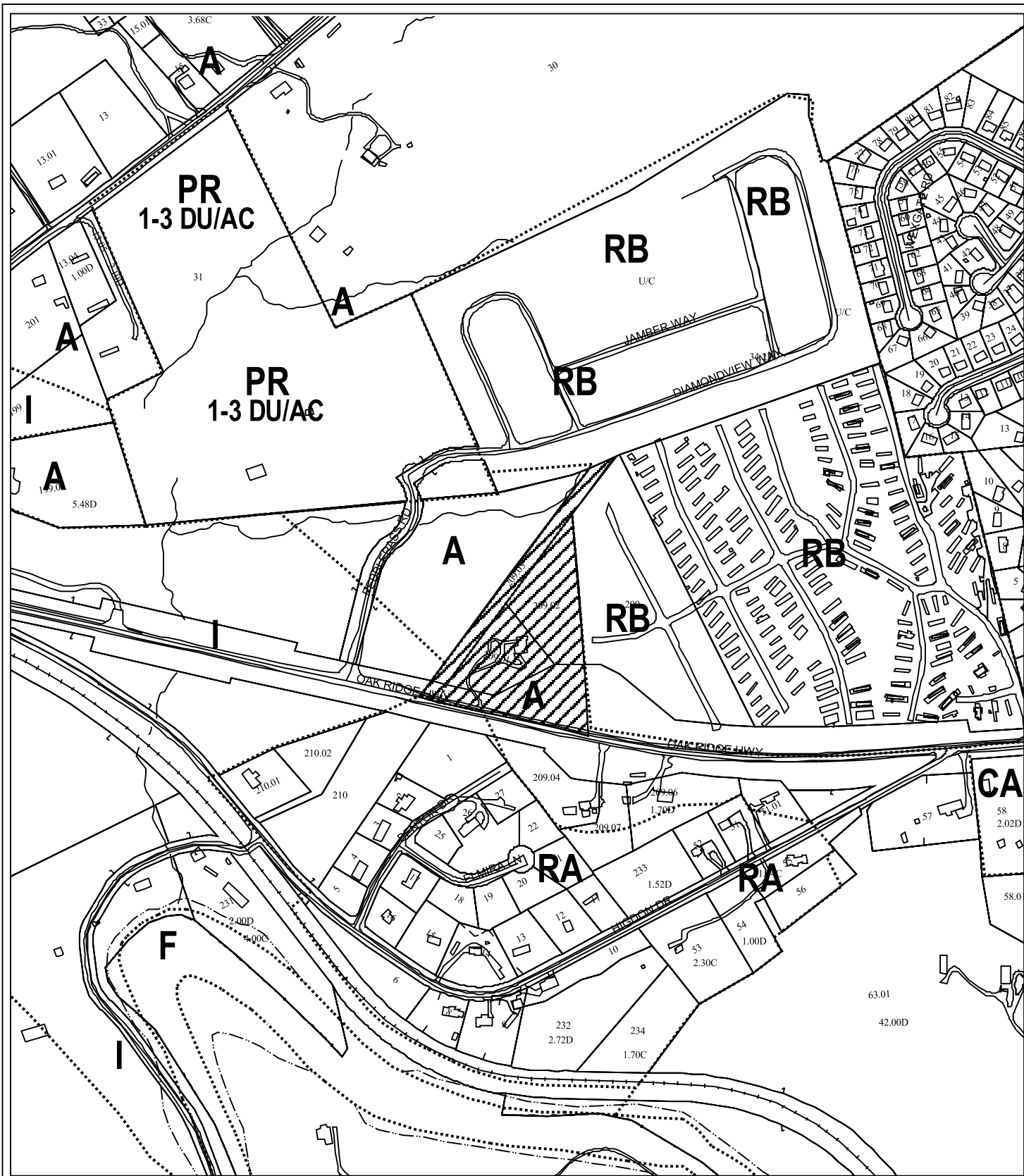
**6-E-06-SP/6-P-06-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Robert W. Bedwell
 Map No: 89
 Jurisdiction: County

 From: A/RR (Agricultural/Rural Residential) and SLPA (Slope Protection Area)
 To: C (Commercial) and SLPA (Slope Protection Area)

Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**6-P-06-RZ
REZONING**

Petitioner: Robert W. Bedwell

Map No: 89

Jurisdiction: County



From: A (Agricultural) and RB (General Residential)

To: CA (General Business)

Original Print Date: 05/24/06

Revised:

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