



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

▶ **FILE #:** 6-R-06-RZ  
6-G-06-SP

**AGENDA ITEM #:** 80  
**AGENDA DATE:** 6/8/2006

▶ **APPLICANT:** ROBERT W. BEDWELL  
**OWNER(S):** CRESWELL AMOS E & MARY E TRUSTEES

**TAX ID NUMBER:** 125 101  
**JURISDICTION:** Commission District 9

▶ **LOCATION:** Northwest and southeast sides E. Governor John Sevier Hwy., southwest and northeast sides Old French Rd., and northwest side Kimberlin Heights Rd.

▶ **TRACT INFORMATION:** 58.9 .  
**SECTOR PLAN:** South County  
**GROWTH POLICY PLAN:** Rural Area and Planned Growth Area  
**ACCESSIBILITY:** Access is via Gov. John Sevier Hwy., a two lane, major arterial street with 45' of pavement within a 100' right-of-way, and Old French Rd., a local street with 20' of pavement within a 50' right-of-way.  
**UTILITIES:** Water Source: Knox-Chapman Utility District  
Sewer Source: Knox-Chapman Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** A/RR (Agricultural/Rural Residential), LDR (Low Density Residential) and SLPA (Slope Protection Area) / A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail center

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

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Residence and vacant land / RR/SLPA / A Agricultural  
South: Residences and church /LDR/RR/AG / A Agricultural  
East: Vacant land / RR/AG / A Agricultural  
West: Vacant land / LDR/SLPA / A Agricultural

**NEIGHBORHOOD CONTEXT:** This site is located in a rural area of scattered single family housing that has developed under Agricultural zoning.

**STAFF RECOMMENDATION:**

▶ **DENY C (Commercial) designation**

Commercial designation of 59 acres of land in the midst of this rural residential area is out of character with the

established development pattern and is much more commercial land than needed to serve this area of Knox County. The sector plan proposes low density residential, rural residential and slope protection for this property

► **DENY CA (General Business) zoning based on denial of the sector plan amendment**

CA zoning of 59 acres of land in the middle of this rural residential area is totally out of character with the surrounding zoning and development. The portion of the site located on the east side of Old French Rd., is in the rural designated portion of the Growth Policy Plan and can not be considered for CA zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The Commercial designation and CA zone are not consistent with surrounding zoning and development. The existing LDR and Rural Residential designations and A zoning will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA zoning of 59 acres of property is much more commercial than is needed to serve this portion of Knox County. The Tennessee Department of Transportation might have issues regarding curb cuts to Gov. John Sevier Hwy. A rezoning of this scale and intensity would result in issues regarding traffic, lighting, signage, drainage, slope protection and other development concerns associated with such a large commercial site.
3. The CA zoning will allow development out of character with surrounding rural residential uses and scattered subdivisions. The requested Commercial designation and CA zoning would permit intensive, non-residential development that is out of character with surrounding uses. When considering the rural nature of the surrounding area, this request is premature.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would add traffic and turning movements to this section of Gov. John Sevier Hwy., and Old French Rd. The Tennessee Department of Transportation may have concerns regarding curb cuts to Gov. John Sevier Hwy. The Knox County Engineering Dept. may also require a traffic impact study with any development proposal submitted for building permits.
3. The CA zoning would impact surrounding properties and be incompatible with the scale and intensity of other development and zoning in the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The requested Commercial designation and CA zoning are not consistent with the LDR, rural residential and slope protection proposed for this property, or with the adjoining areas to the south, west and east which are proposed by the Sector Plan for low density residential, rural residential and slope protection.
2. The property is located within both the Urban Growth Area and Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If it is determined that some commercial uses are appropriate in this area the TC (Town Center) zone should be considered.

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.



