



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

▶ **FILE #:** 1-M-06-PA (REVISED) **AGENDA ITEM #:** 55  
POSTPONEMENT(S): 1/12/2006,2/9/2006 **AGENDA DATE:** 3/9/2006  
▶ **APPLICANT:** JENNIFER WOLF  
OWNER(S): JENNIFER WOLF

TAX ID NUMBER: 123 A C PORTION OF 001 MAP ON FILE AT MPC  
JURISDICTION: Council District 1

▶ **LOCATION:** East side Martin Mill Pike, south side Keeble Ave.  
▶ **APPX. SIZE OF TRACT:** 0.56 acres  
SECTOR PLAN: South City  
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
ACCESSIBILITY: Access is via Martin Mill Pike, a minor arterial street with 22' of pavement within a 50' right-of-way.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-2 (General Residential)  
▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial)  
▶ **EXISTING LAND USE:** Residences  
▶ **PROPOSED USE:** Any use permitted  
EXTENSION OF PLAN DESIGNATION: Yes  
HISTORY OF REQUESTS: None noted  
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Medical office / O,LDR / R-2 Residential  
South: Business / GC / C-3 Commercial  
East: Residences / LDR/ R-2 Residential  
West: Businesses / GC / C-1 and C-3 Commercial  
NEIGHBORHOOD CONTEXT: This developed residential property is adjacent to commercial uses to the south and west and residential uses to the east, developed within R-2, C-1 and C-3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE NC (Neighborhood Commercial) One Year Plan designation. (Applicant requested GC.)**  
Neighborhood commercial uses are more compatible with the surrounding development and zoning pattern and will protect the adjoining residential uses from more intense commercial uses allowed under GC permitted commercial zones.

**COMMENTS:**

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The GC proposal is less compatible than the staff recommended NC designation with the scale and intensity of the surrounding commercial and residential development and C-1, O-1 and R-1A zoning.
2. The subject property is located within an LDR designated area adjacent to GC designated property to the south and west and single family dwellings to the east, southeast and northeast.
3. The proposed plan amendment and rezoning for C-3 permitted uses would be an intrusion into an established neighborhood.
4. If approved, this proposal may set a precedent to allow future non-residential plan amendment and zoning requests which could negatively impact the neighborhood.
5. The request will have a negative impact of the effort to restore the Vestal neighborhood commercial center at Martin Mill Pike and Ogle Ave.

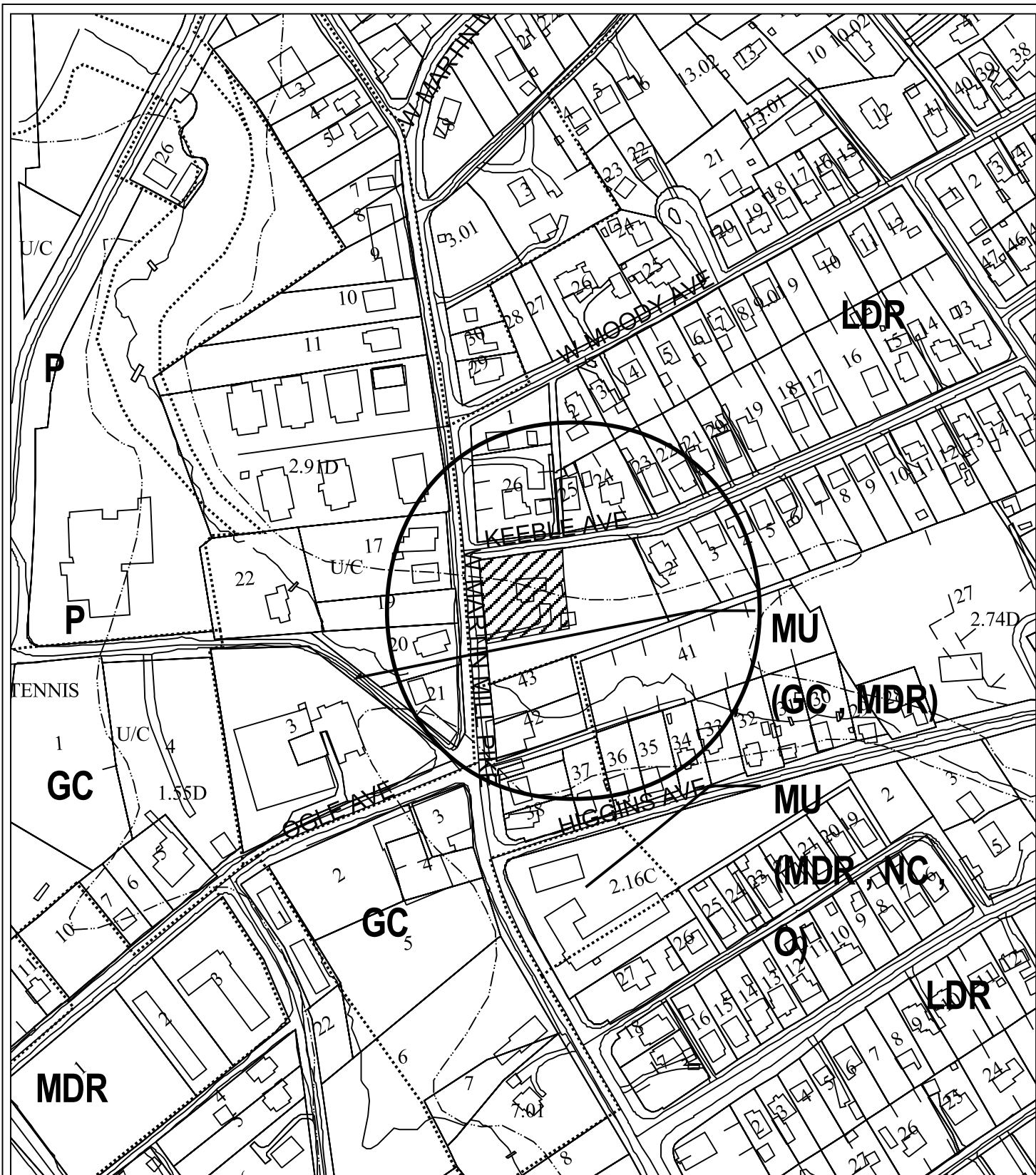
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The GC request is not compatible with adjoining residential development and will have a negative impact on the established residential housing along Keeble St. The recommended NC designation will reduce the impact by reducing the range of permitted commercial uses

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the requested GC amendment or the recommended NC designation, C-3 or C-1 zoning would be consistent with the City of Knoxville One Year Plan.
2. The South City Sector Plan proposes office uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and rezoning requests for commercial uses on adjacent residential properties in this area, especially properties with frontage on W. Martin Mill Pike.

If approved, this item will be forwarded to Knoxville City Council for action on 4/11/2006 and 4/25/2006. 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.




1-M-06-PA  
 PLAN AMENDMENT

Petitioner: Douglas Hutchens

Map No: 123

Jurisdiction: City



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

Original Print Date: 03/01/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

February 28, 2006

**Professional Land Systems**

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**From: Ralph Smith**  
**To: Buzz Johnson**  
**Company: MPC**  
**Fax: 215-2068**  
**Re: Proposed resub**

Comments: 2 pages including cover

Buzz,

The dashed lines are the proposed resub lines. Approximate dimensions are 160' along Keeble Avenue and 155' along Martin Mill Pike. Additional RW will have to be dedicated along both streets. These dimensions do not account for those changes. Survey shown was performed by PLS on 12-23-05 and bears Drawing # 1C1205. If you have any questions, feel free to call. My call number is 599-1508.

*1-M-06-PA*

**REVISED**

*It am #55*

