



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

▶ **FILE #:** 11-M-06-RZ
11-E-06-SP

AGENDA ITEM #: 87
AGENDA DATE: 11/9/2006

▶ **APPLICANT:** CHRIS BROWN - FOREST BROOK DEVELOPMENT
OWNER(S): FOREST BROOK DEVELOPMENT LLC

TAX ID NUMBER: 137 PART OF 254.03 MAP ON FILE AT MPC
JURISDICTION: Commission District 9

▶ **LOCATION:** Southeast side W. Governor John Sevier Hwy., northwest side W. Marine Rd., southwest of Chapman Hwy.

▶ **TRACT INFORMATION:** 11 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with 25' of pavement width within 150' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knoxville Utilities Board

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office/warehouse and self service storage

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of commercial from the east

HISTORY OF ZONING REQUESTS: No plan requests, but the property was rezoned PR in 2005 (9-B-05-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: W. Governor John Sevier Hwy. - Vacant land / LDR / A (Agricultural)

ZONING South: Dwellings / LDR / A (Agricultural)

East: Vacant land and dwelling / LDR, C / CA (General Business) and A (Agricultural)

West: Vacant land and tributary / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: The area surrounding this site is either vacant or developed with rural to low density residential uses, under A and CA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) sector plan designation.**

Commercial for this site is an extension of the plan designation from the east. The creek tributary along the west side of this site is an appropriate cutoff point for commercial uses extending to the west from the

developing commercial node at the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy.

► **APPROVE CA (General Business) zoning. (Applicant requested CB.)**

CA is a logical extension of zoning from the east. CB is a slightly more intense commercial zone than CA and would not be appropriate adjacent to residential/agricultural uses on three sides.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is less intense than the requested CB zoning and more appropriate for this site, considering it is adjacent to agricultural/residential properties on three sides.
2. Both CA and CB zoning allow the applicant's proposed use of self-service storage facilities as a use on review.
3. Both the commercial plan designation and CA zoning are extensions of existing designations from the east.

THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site. Sewer utilities are located in the area but may have to be extended to serve this proposed development.
2. The impact on traffic will depend on the type of development proposed.
3. The proposal is compatible with the surrounding zoning and development pattern. If approved, this site will become the western end of a developing commercial node to the east at the intersection of Chapman Hwy. and W. Gov. John Sevier Hwy.
4. Under either CA or CB zoning, the proposed use for self-service storage facilities will require MPC use on review approval of a site plan prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, layout and other development concerns can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to commercial, the rezoning is consistent with the South County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal may generate similar requests for commercial plan designations and zoning in this area in the future on properties in this area. However, staff is unlikely to recommend approval of further commercial extension to the west at this time for two reasons. There are numerous CA zoned properties to the east of this site that have yet to be developed, and the McCall Branch tributary that runs along the west side of this site is an appropriate natural cutoff point for commercial development extending east from Chapman Hwy.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2006. 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.

