



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

▶ **FILE #:** 4-D-07-RZ
4-B-07-SP

AGENDA ITEM #: 74
AGENDA DATE: 4/12/2007

▶ **APPLICANT:** GARY HIBBEN
OWNER(S): BAYLESS MARION L MOORE WILLIAM III &

TAX ID NUMBER: 4 036, 03602
JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Maynardville Pike, northeast of Thomas Weaver Rd.

▶ **TRACT INFORMATION:** 16.51 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Maynardville Pike, a two lane, major arterial street with 40' of pavement within a 120' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District NA

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and SLPA (Slope Protection) / PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Outdoor storage of guardrails and barriers

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Maynardville Pike, residences and businesses / CA and A Agricultural

ZONING South: Vacant land / Union County

East: Businesses / Union County

West: Residences and vacant land / A Agricultural

NEIGHBORHOOD CONTEXT: This vacant site is located in a rural area of scattered residential and business development that has occurred under A and CA zoning within Knox County.

STAFF RECOMMENDATION:

▶ **DENY C (Commercial) designation**

This site is in the midst of rural residential uses in the surrounding area and commercial uses located in Union County. The sector plan proposes rural residential use and slope protection for this site

► **DENY PC (Planned Commercial) zoning**

Planned commercial zoning would be out of character with the area's rural residential development and Agricultural zoning on the Knox County side of the Knox County/Union County line.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and PC zone are not consistent with surrounding zoning and development. The existing 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. PC zoning of 16.5 acres of property would be out of character with this rural portion of Knox County. A commercial rezoning of this scale would result in issues regarding traffic, lighting, signage, drainage, slope protection and other development concerns and would have a substantial impact on the surrounding area.
3. The PC zoning will allow development out of character with surrounding rural residential uses. The requested commercial designation and PC zoning would permit intensive, non-residential development that is out of character with the rural nature of the surrounding area.
4. Portions of the site have steep slopes that should not be developed, and there appears to be a sink hole on much of the more level portions of the site. (See slope map.) Roughly 60% of the site has slopes in excess of 25%.

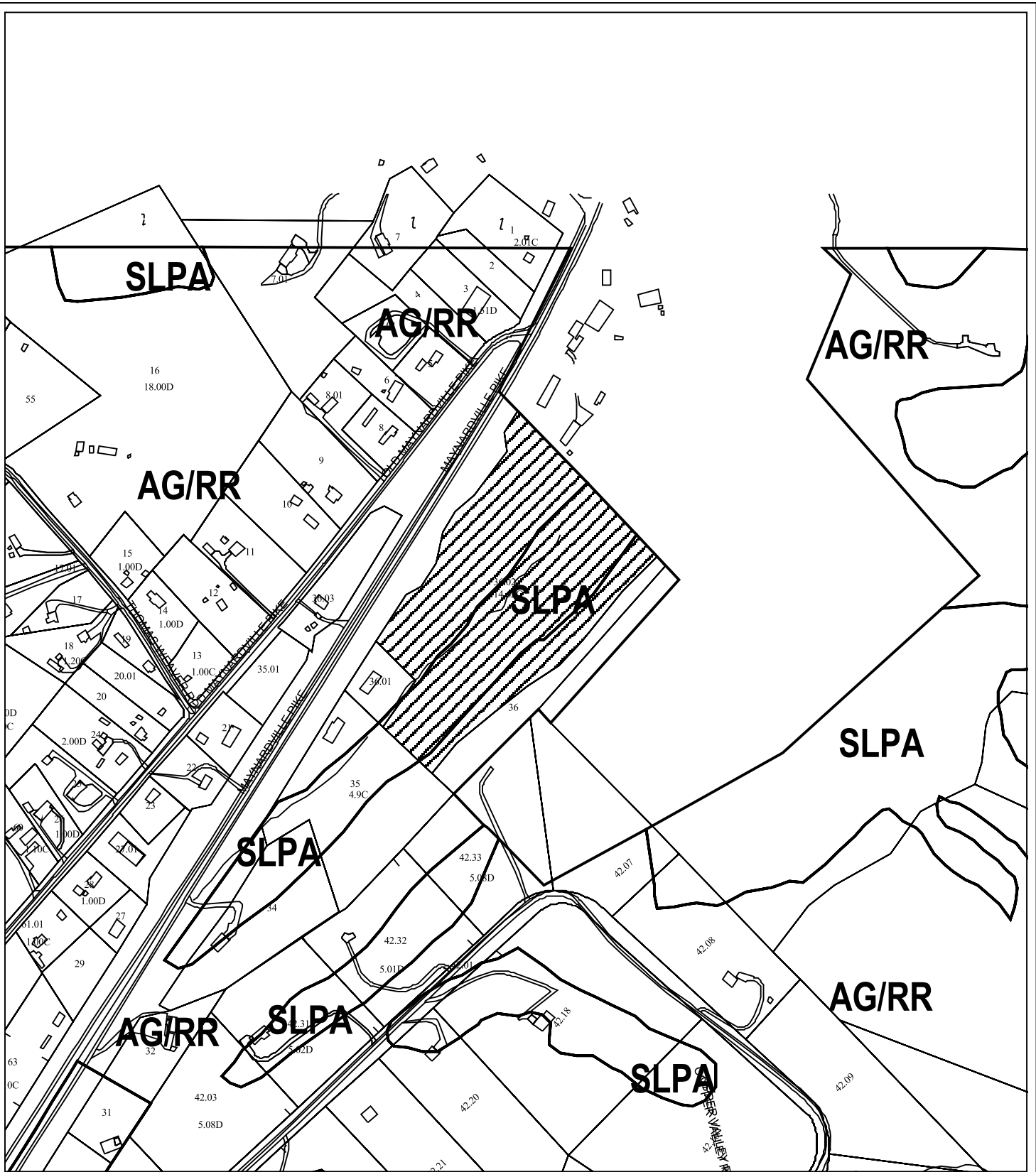
THE EFFECTS OF THE PROPOSAL

1. Public water is available to serve the site.
2. The proposed zoning would add traffic and turning movements to this section of Maynardville Pike
3. The PC 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 PC zoning are not consistent with the rural residential and slope protection proposed for this property, and the adjoining areas to the south and west.
2. The property is located within both the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2007. 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.




**4-B-07-SP/4-D-07-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Gary Hibben

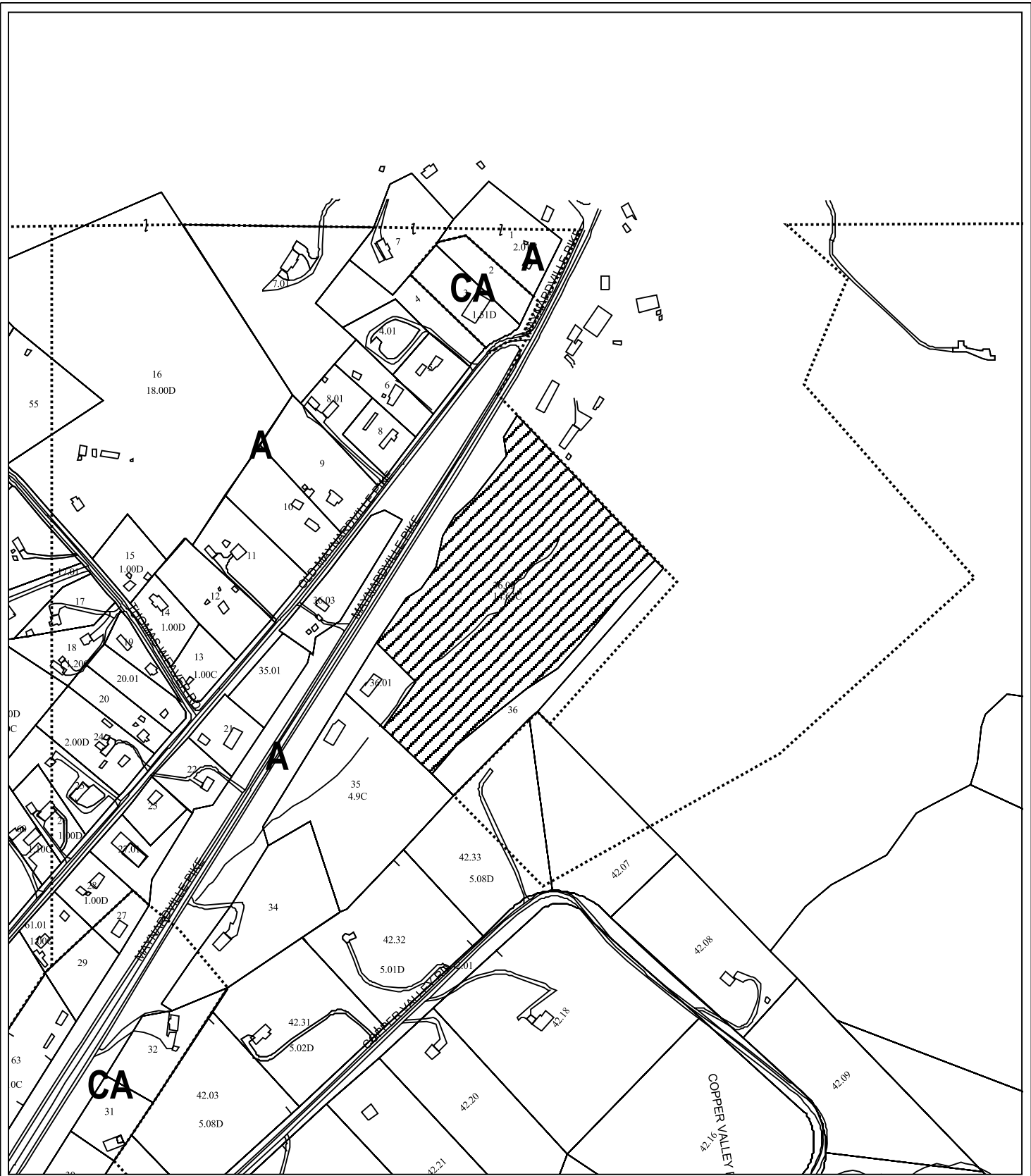
Map No: 4

Jurisdiction: County



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

Original Print Date: 03/20/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**4-D-07-RZ
REZONING**

Petitioner: Gary Hibben

Map No: 4

Jurisdiction: County



From: A (Agricultural)

To: PC (Planned Commercial)

Original Print Date: 03/20/07

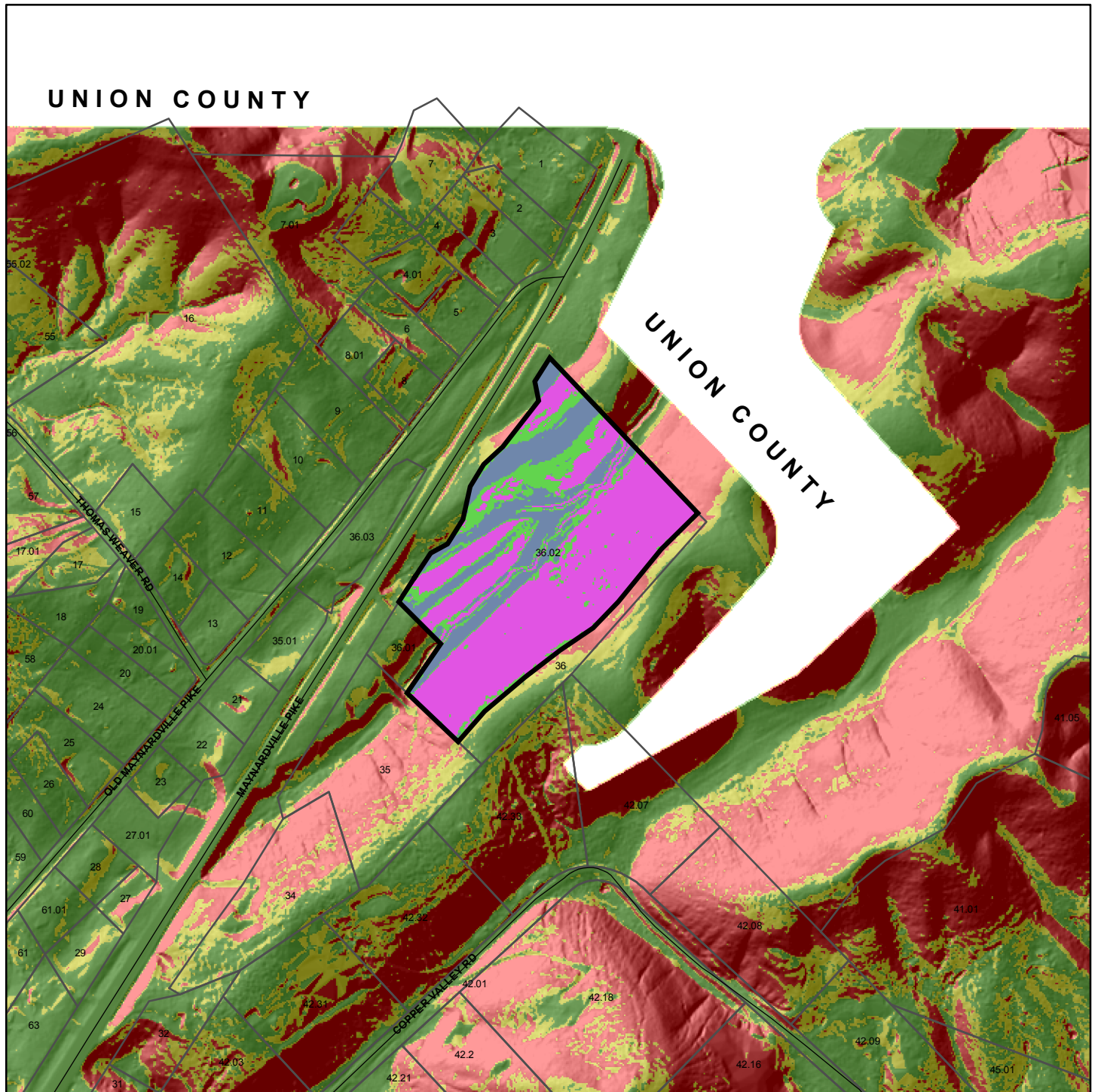
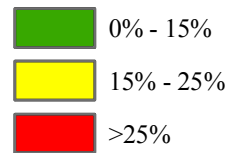
Revised:

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



4-D-07-RZ Slope Analysis

Percent Slope



4-D-07-RZ REZONING

Petitioner: Robert G. Campbell

Map No: 36

Jurisdiction: County

From: A (Agricultural)
To: PC (Planned Commercial)

Original Print Date: 4/2/2007 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



4-D-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	5738	3.2932	22.55%
15%-25%	2	4458	2.5585	17.52%
> 25%	3	15246	8.7500	59.92%
Total Acres			14.6017	100.00%

GARY HIGGINS PROPERTY
 6 ACRES ± DEVELOPED
 CONSTRUCTION MATERIAL
 STORAGE
 SCALE: 1"=50'
 4-D-07-27
 43079 #74

