



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

▶ **FILE #:** 12-T-07-RZ  
12-H-07-SP

**AGENDA ITEM #:** 96  
**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** VICTOR JERNIGAN  
OWNER(S): LEMARR DARLENE H  
MCCAMPBELL DR PARTNERSHIP LLC  
MURPHY ROAD PARTNERSHIP LLC

TAX ID NUMBER: 49 084, 085, 085.01  
JURISDICTION: Commission District 7

▶ **LOCATION:** Northwest side McCampbell Dr., northwest of Washington Pike, southwest of Murphy Rd.

▶ **TRACT INFORMATION:** 4 acres.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via McCampbell Dr., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District  
Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and STPA (Stream Protection Area) / A (Agricultural)

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

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Retail and restaurants

EXTENSION OF PLAN DESIGNATION/ZONING: Extension of commercial plan designation and zoning from the southeast and northeast

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Floodway / STPA / A (Agricultural) and F (Floodway)  
South: McCampbell Dr. - Insurance office and dwelling / C & LDR / OB (Office, Medical & Related Services) and A (Agricultural)  
East: Dwelling / C / CA (General Business)  
West: Dwelling / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is presently developed with primarily residential uses, but is transitioning to commercial uses around the intersection of Murphy Rd. and Washington Pike. Current zoning includes SC, CA, CN, OB, RA, A and PR.

**STAFF RECOMMENDATION:**

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

Commercial uses at this site are an extension of the developing commercial node at the intersection of Murphy Rd. and Washington Pike, which is recognized by the sector plan.

▶ **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the northeast and an expansion of the commercial node at the intersection of Murphy Rd. and Washington Pike.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. CA zoning is appropriate on this site as an expansion of the commercial node to the east.
2. CA zoning is compatible with the surrounding zoning pattern.
3. The commercial plan designation and CA zoning is an extension from the southeast and northeast.

**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. Improvements to McCampbell Dr., as well as to its intersection with Washington Pike, may be necessary, which may include widening and realignment. The applicant will be expected to work with the appropriate engineering department in making any necessary improvements.
3. The proposal is compatible with surrounding zoning and is an extension of the commercial uses proposed by the current sector plan.

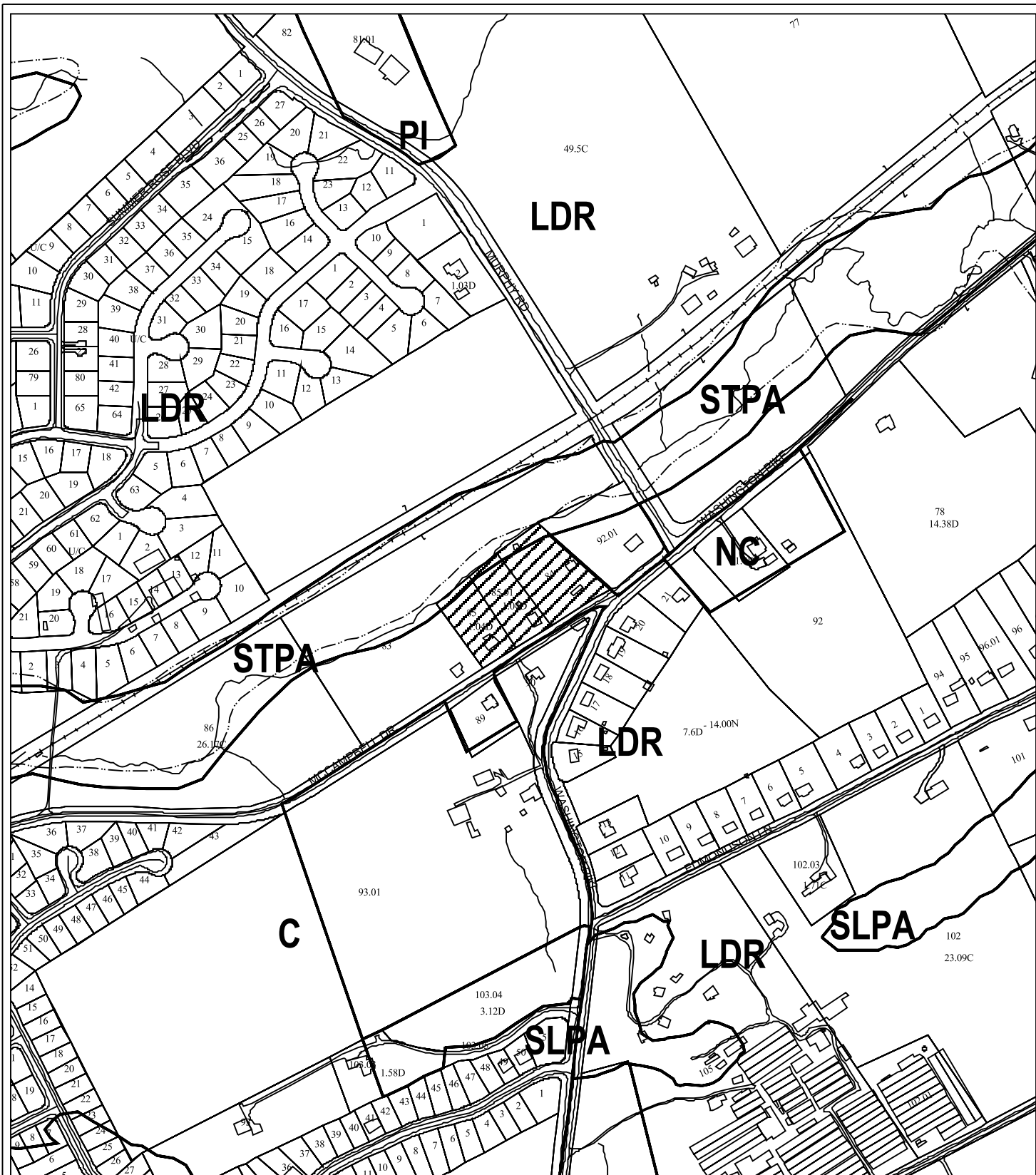
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to commercial, CA zoning is consistent with the North City Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate future requests for commercial plan designations and zoning in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. 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.



**12-H-07-SP/12-T-07-RZ  
SECTOR PLAN AMENDMENT  
NORTH CITY SECTOR PLAN AMENDMENT**



From: LDR (Low Density Residential) and STPA (Stream Protection Area)

To: C (Commercial) and STPA (Stream Protection Area)

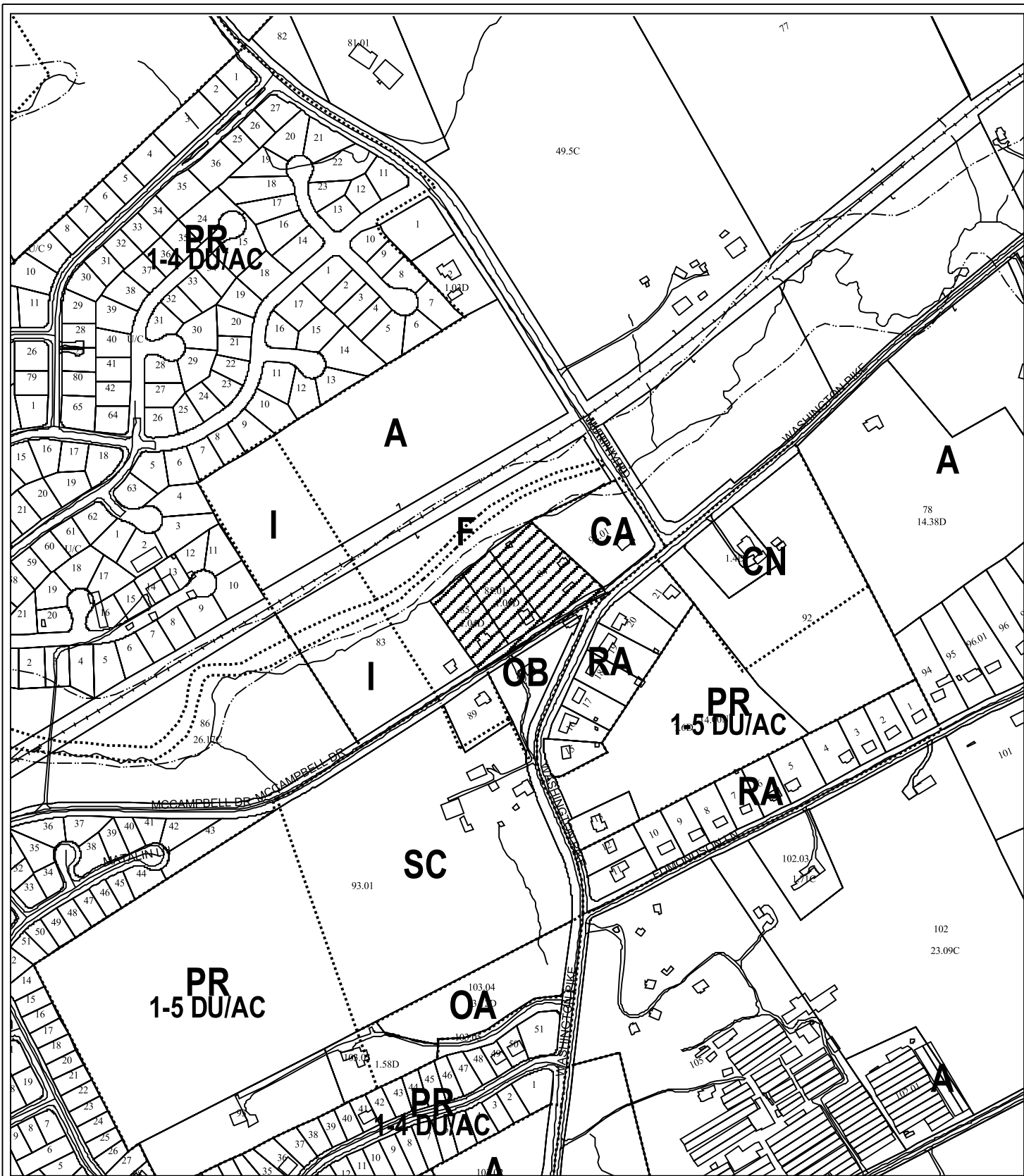
Original Print Date: 11/26/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Victor Jernigan

Map No: 49

Jurisdiction: County





12-T-07-RZ  
REZONING

Petitioner: Victor Jernigan

Map No: 49

Jurisdiction: County



From: A (Agricultural)  
To: CA (General Business)

Original Print Date: 11/26/07 Revised:

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

