



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

FILE #: 12-U-07-RZ
12-I-07-SP

AGENDA ITEM #: 97
AGENDA DATE: 12/13/2007

APPLICANT: COVENTRY CREEK, LLC
OWNER(S): LECOULTRE ALICE
TIPTON JERRY L

TAX ID NUMBER: 49 089 & 090
JURISDICTION: Commission District 7

LOCATION: Southeast side McCampbell Dr., northwest side Washington Pike
TRACT INFORMATION: 2.4 acres. Sector plan amendment for parcel 089 only
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, or Washington Pike, a minor arterial street with 30' of pavement width within 80' 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) / A (Agricultural) & OB (Office, Medical & Related Services)

PROPOSED PLAN DESIGNATION/ZONING: C (Commercial) / SC (Shopping Center)

EXISTING LAND USE: Residence and office

PROPOSED USE: Shopping center - commercial outparcels

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

HISTORY OF ZONING REQUESTS: Adjacent property was amended to commercial and rezoned to SC in 2004 (9-I-04-RZ/9-C-04-SP).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: McCampbell Dr. - Dwellings / LDR / A (Agricultural)
South: Washington Pike - Dwellings / LDR / RA (Low Density Residential)
East: Dwellings and convenience store / LDR, C, CN / RA (Low Density Residential) and CN (Neighborhood Commercial)
West: Vacant land and dwelling / C / SC (Shopping Center)

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 SC zone to the west and the commercial node to the east.

▶ **APPROVE SC (Shopping Center) zoning.**

SC is a logical extension of zoning from the west and will establish SC zoning of this site up to the intersection of McCampbell Dr. and Washington Pike. It is compatible with surrounding development and zoning and consistent with the sector plan.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. SC zoning is appropriate on this site as an expansion of the commercial node to the east and as an extension of the commercial designation and SC zoning from the west.
2. SC zoning is compatible with the surrounding zoning pattern.
3. SC zoning requires use on review approval from MPC prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as stream protection/drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.

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.

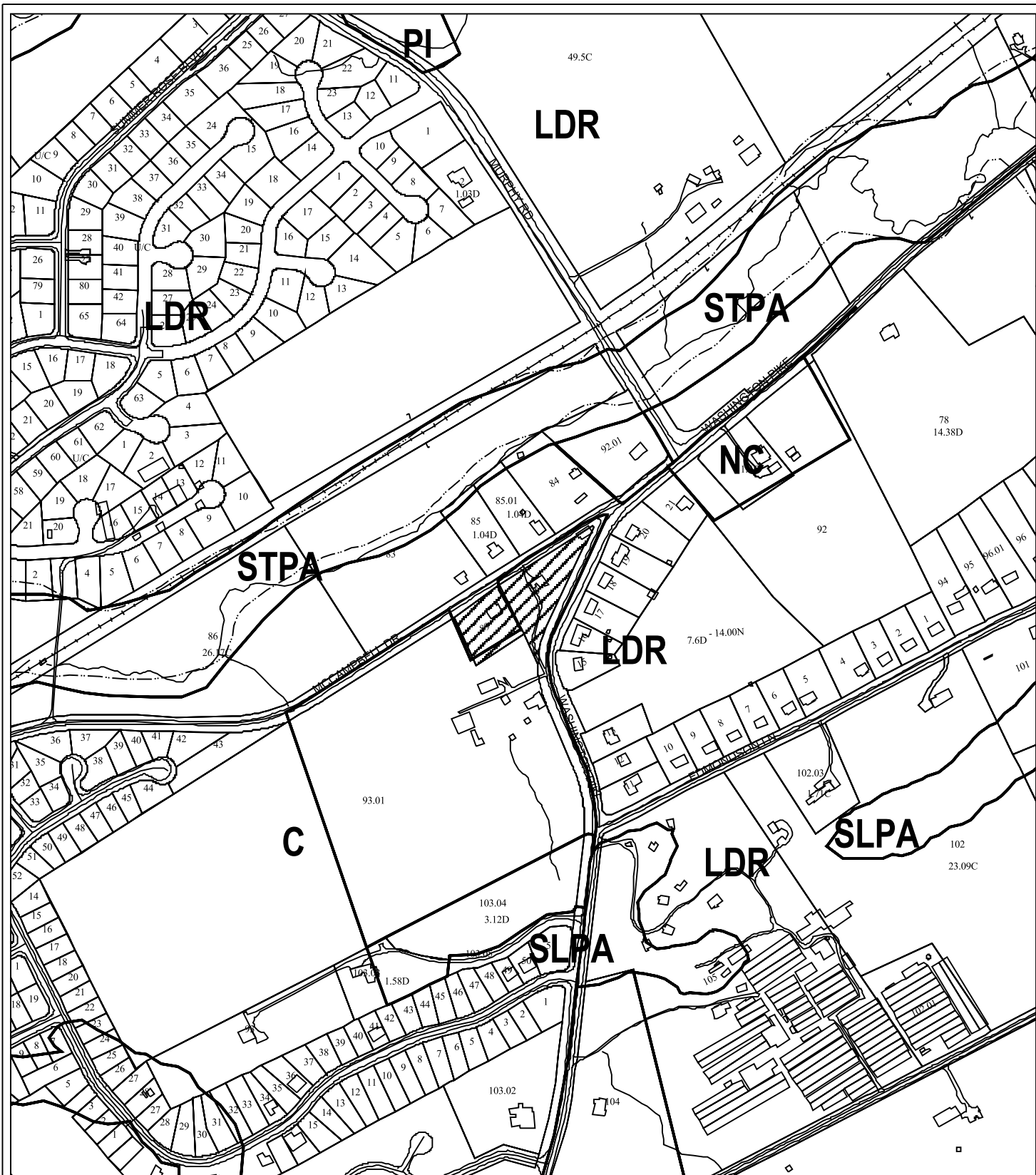
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to commercial, SC 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-I-07-SP/12-U-07-RZ
SECTOR PLAN AMENDMENT
NORTH CITY SECTOR PLAN AMENDMENT**

Petitioner: Coventry Creek, LLC

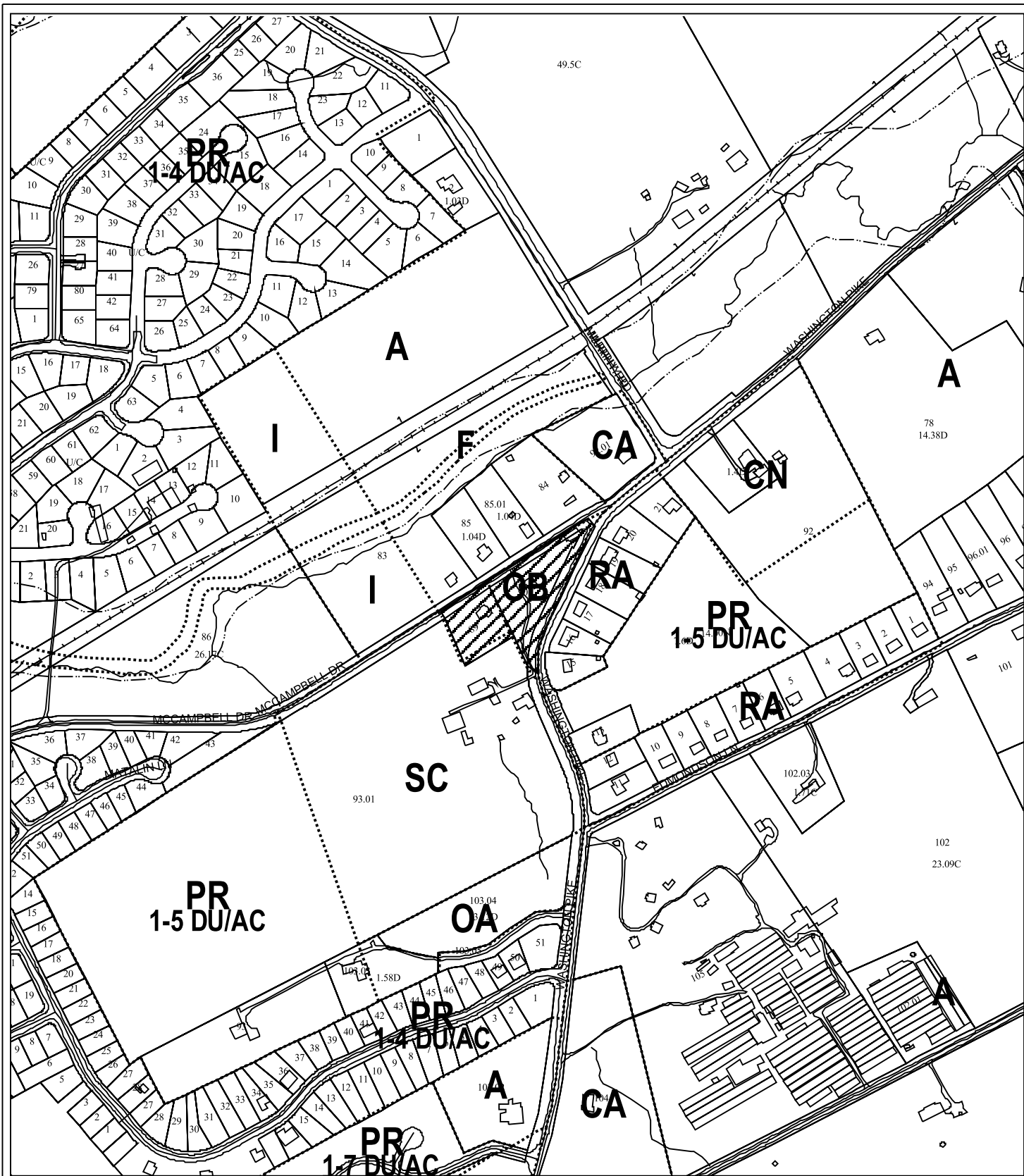
Map No: 49

Jurisdiction: County

 From: LDR (Low Density Residential)
To: C (Commercial)

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





12-U-07-RZ
REZONING

Petitioner: Coventry Creek, LLC

Map No: 49

Jurisdiction: County



From: A (Agricultural) & OB (Office, Medical & Related Services)

To: SC (Shopping Center)

Original Print Date: 11/26/07 Revised:

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