



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

▶ **FILE #:** 1-C-07-RZ
1-A-07-SP

AGENDA ITEM #: 64
AGENDA DATE: 1/11/2007

▶ **APPLICANT:** J.M. GORDON
OWNER(S): HILL RALPH L

TAX ID NUMBER: 79 J A 005
JURISDICTION: Commission District 6

▶ **LOCATION:** Northeast side Oak Ridge Hwy., northwest of Bobcat Ln.

▶ **TRACT INFORMATION:** 5 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Oak Ridge Hwy., a two lane, major arterial street with 40' of pavement within a 130' right- of-way.

UTILITIES: Water Source: KUB
Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and SLPA (Slope Protection) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land and residence

▶ **PROPOSED USE:** Self service storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Vacant land / SLPA/A Agricultural
South: Oak Ridge Hwy and business C/CA Commercial
East: Residences and Bob Cat business / C SLPA/ A and C-6 Commercial
West: Residences and vacant land / LDR & SLPA/A Agricultural

NEIGHBORHOOD CONTEXT: This site is in a rural residential area zoned Agricultural that has had commercial development occurring most recently within CA and C-6 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C (Commercial) and SPLA (Slope Protection Area)**

Commercial expansion along this major arterial street is an appropriate development pattern that acknowledges the emerging commercial zoning and development trend in this area. The sector plan proposes low density residential uses for the site.

► **APPROVE PC (Planned Commercial) zoning. Applicant requested CA (General Business)**

PC zoning will allow the development proposed for the site, while requiring development plan review and approval by MPC where access and slope protection issues relating to this site may be addressed.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. A Commercial designation and the recommended PC zoning are appropriate on this site within this mixed use area which contains businesses and residences within A, CA and C-6 zones, with frontage to Oak Ridge Hwy.
2. Uses allowed under PC zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern that includes both CA and C-6 zoning, and will allow site plan review of any development proposal prior to construction to allow protection of the steep sloped portions of the site.
3. The requested CA zone does not provide the opportunity for slope protection through the site plan approval process through MPC prior to construction.
4. Any portion of the site that is characterized by steep slopes (25% or greater) should be protected and maintained, The developer of this and the adjacent property will be expected to address this issue as a site plan is prepared.

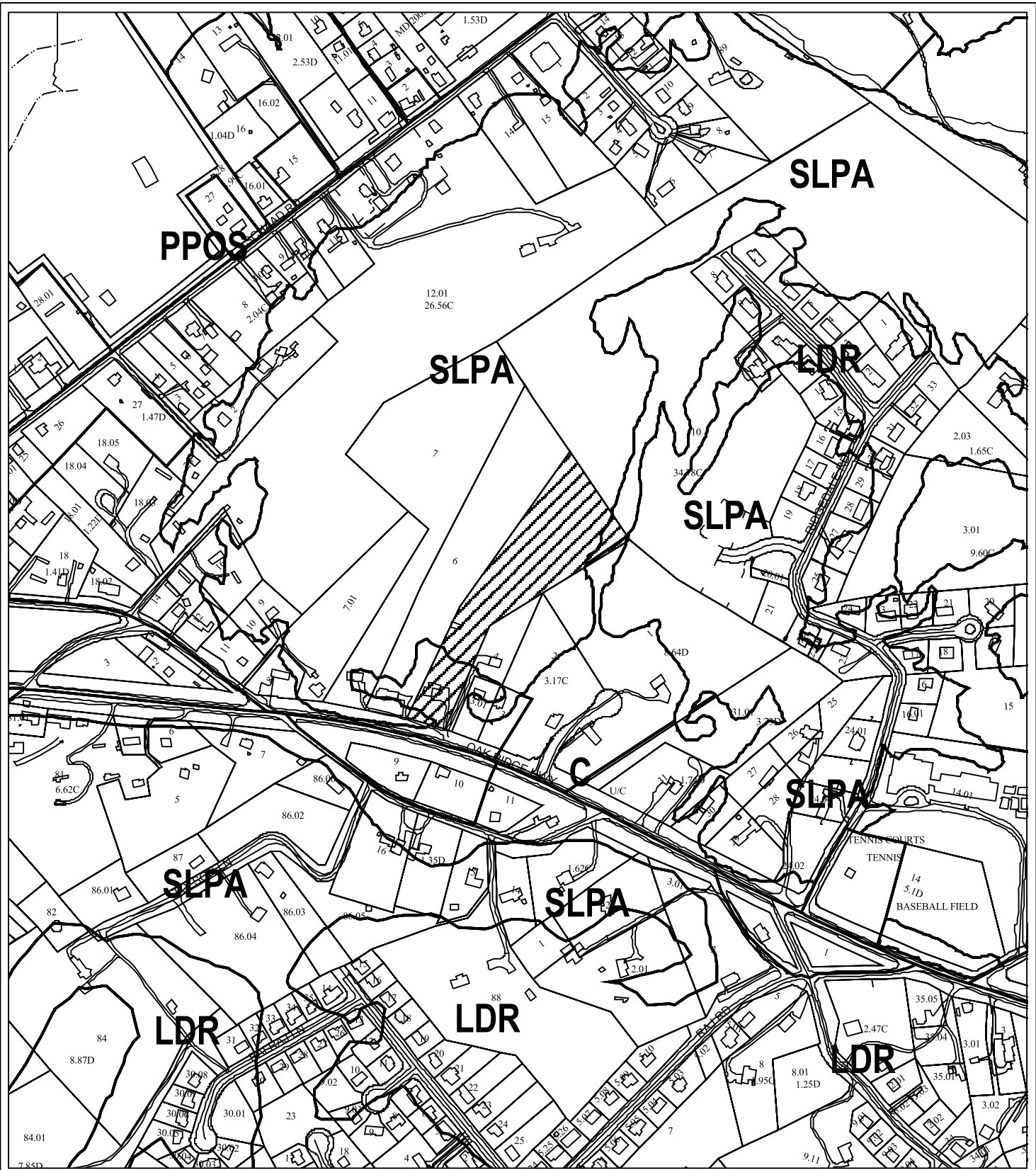
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the commercial development of this site can be accommodated by Oak Ridge Hwy.
3. Commercial development of this site will have no impact on schools.
4. PC zoning is compatible with surrounding development and zoning.


CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential use and Slope Protection for the site.
2. This site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2007. 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.



**1-A-07-SP/1-C-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST CITY SECTOR PLAN AMENDMENT**

 From: LDR (Low Density Residential) and SLPA (Slope Protection)
To: C (Commercial) and SLPA (Slope Protection)

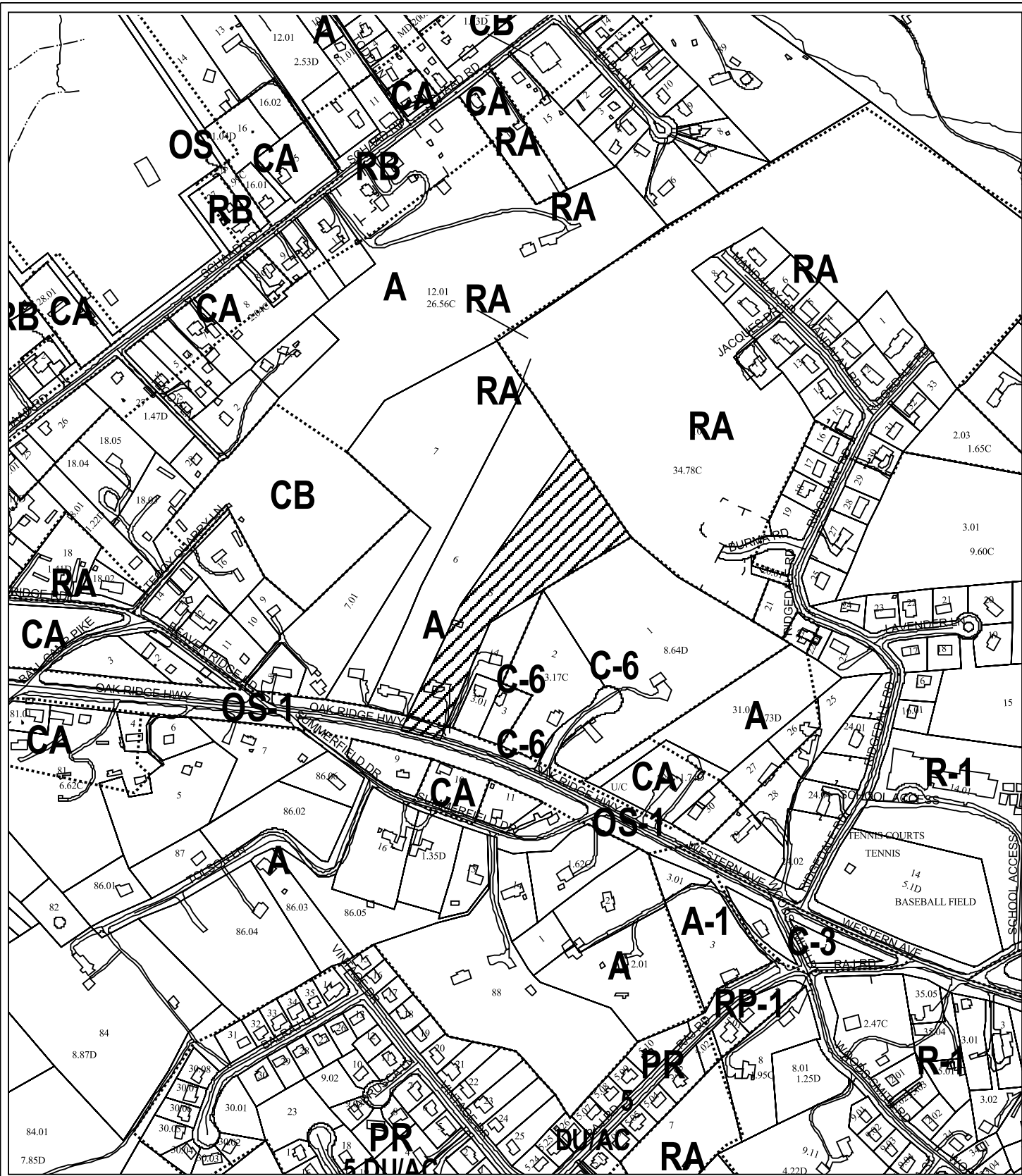
Original Print Date: 12/27/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: J.M. Gordon

Map No: 79

Jurisdiction: County





1-C-07-RZ
REZONING

Petitioner: J.M. Gordon

Map No: 79

Jurisdiction: County



From: A (Agricultural)

To: CA (General Business)

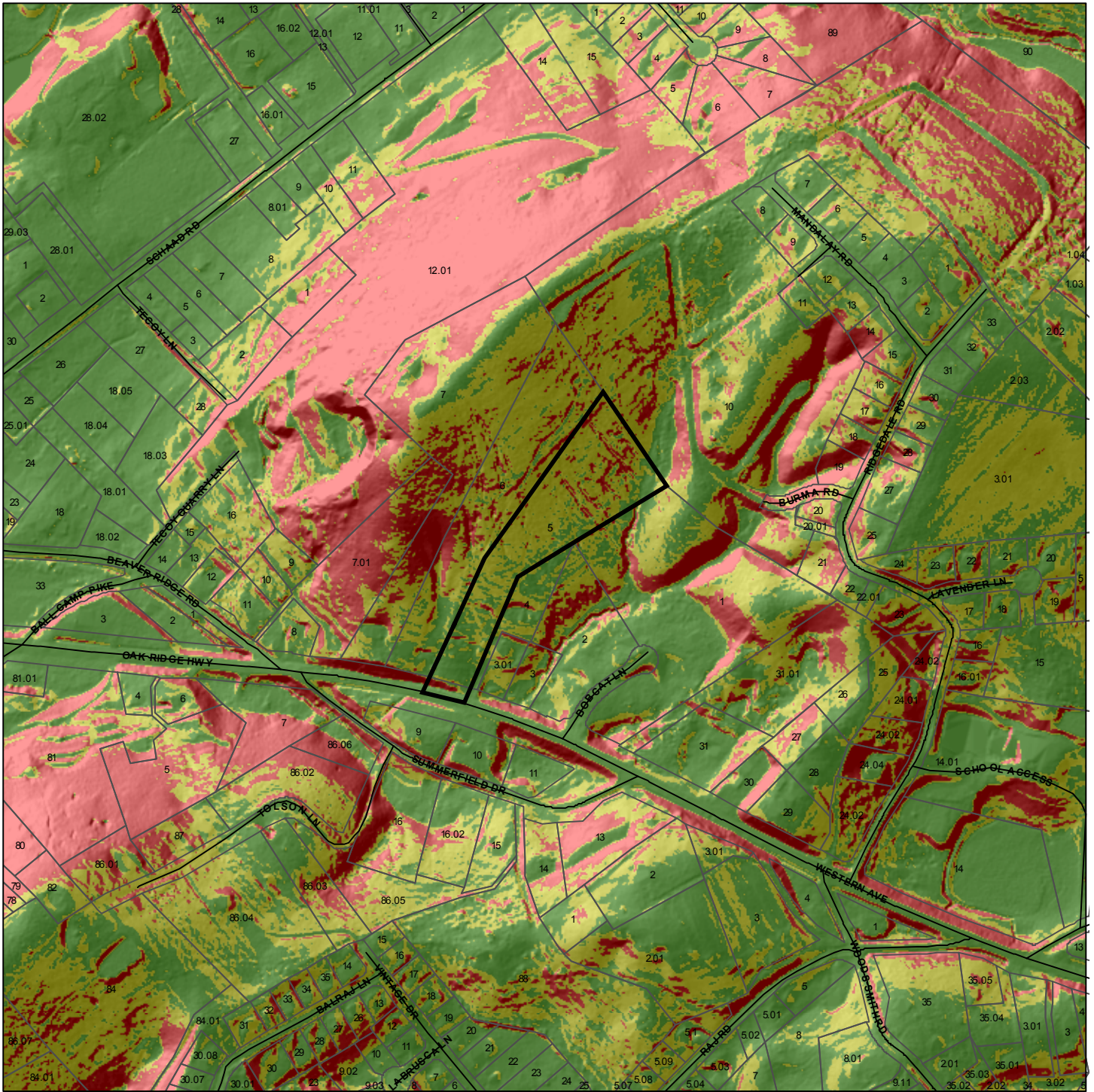
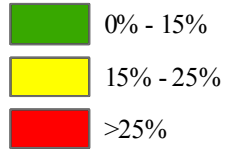
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1-C-07-RZ Slope Analysis

Percent Slope



1-C-07-RZ REZONING

Petitioner: M. Gordon



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

Original Print Date: 1/3/2006 Revised:
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Map No: 79

Jurisdiction: County



1-C-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	2621	1.5042	28.09%
15%-25%	2	5831	3.3465	62.48%
> 25%	3	880	0.5051	9.43%
Total Acres			5.3558	100.00%