



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

FILE #: 1-E-07-PA
1-J-07-RZ

AGENDA ITEM #: 71
AGENDA DATE: 1/11/2007

APPLICANT: FOREST OAKS PROPERTIES LLC AND BLAIR SCOTT PROPERTIES LLC

OWNER(S): FOREST OAKS PROPERTIES LLC

TAX ID NUMBER: 123 F A 011

JURISDICTION: Council District 1

LOCATION: Northeast side Chapman Hwy., northeast of Stone Rd.

TRACT INFORMATION: 2.62 acres.

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with 4 travel lanes with a center turn lane within 130' of right of way. The site has an existing shared driveway with the adjacent apartments that lines up with Stone Rd. to the south. There is a traffic signal at Stone Rd. that may be able to be modified to serve the apartments and potential development at this site.

UTILITIES:
Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / R-1 (Low Density Residential)

PROPOSED PLAN DESIGNATION/ZONING: GC (General Commercial) / C-3 (General Commercial)

EXISTING LAND USE: Vacant dwelling

PROPOSED USE: Any use permitted under C-3 zoning

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
North: Apartments / MDR / R-2 (General Residential)
South: Chapman Hwy. - Child daycare facility and dwelling / GC, LDR / C-3 (General Commercial) and R-1 (Low Density Residential)
East: Vacant land / LDR / R-1 (Low Density Residential)
West: Apartments / MDR / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area surrounding the Stone Rd./Chapman Hwy. intersection has been developed with a mix of uses, including low and medium density residential, office and commercial uses, under R-1, R-2, O-1, C-3 and C-4 zoning.

STAFF RECOMMENDATION:

APPROVE O (Office) One Year Plan designation. (Applicant requested GC.)

Office uses are similar in intensity to the adjacent apartment development and will allow reasonable use of the property with less traffic than would be generated by commercial uses. Use of the property for low density residential uses is probably not realistic at this location.

► **APPROVE O-1 (Office, Medical & Related Services) zoning. (Applicant requested C-3.)**

O-1 zoning allows reasonable non-residential use of the property and prohibits some of the more intense commercial uses that would be permitted under the requested C-3 zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of the recommended office designation and zoning will give the applicant reasonable non-residential use of the property, while limiting the intensity of use of the site from what could be achieved with a commercial zone.
2. Commercial uses are not compatible and should not be located adjacent to established residential uses. Office use would be a more appropriate transitional use between Chapman Highway and the residential uses to the north and east.
3. To the west are two properties on the same side of Chapman Hwy. which are zoned O-1 and C-4. The property directly west of the subject site is zoned R-2 which is similar in intensity to the recommended O-1 zoning.

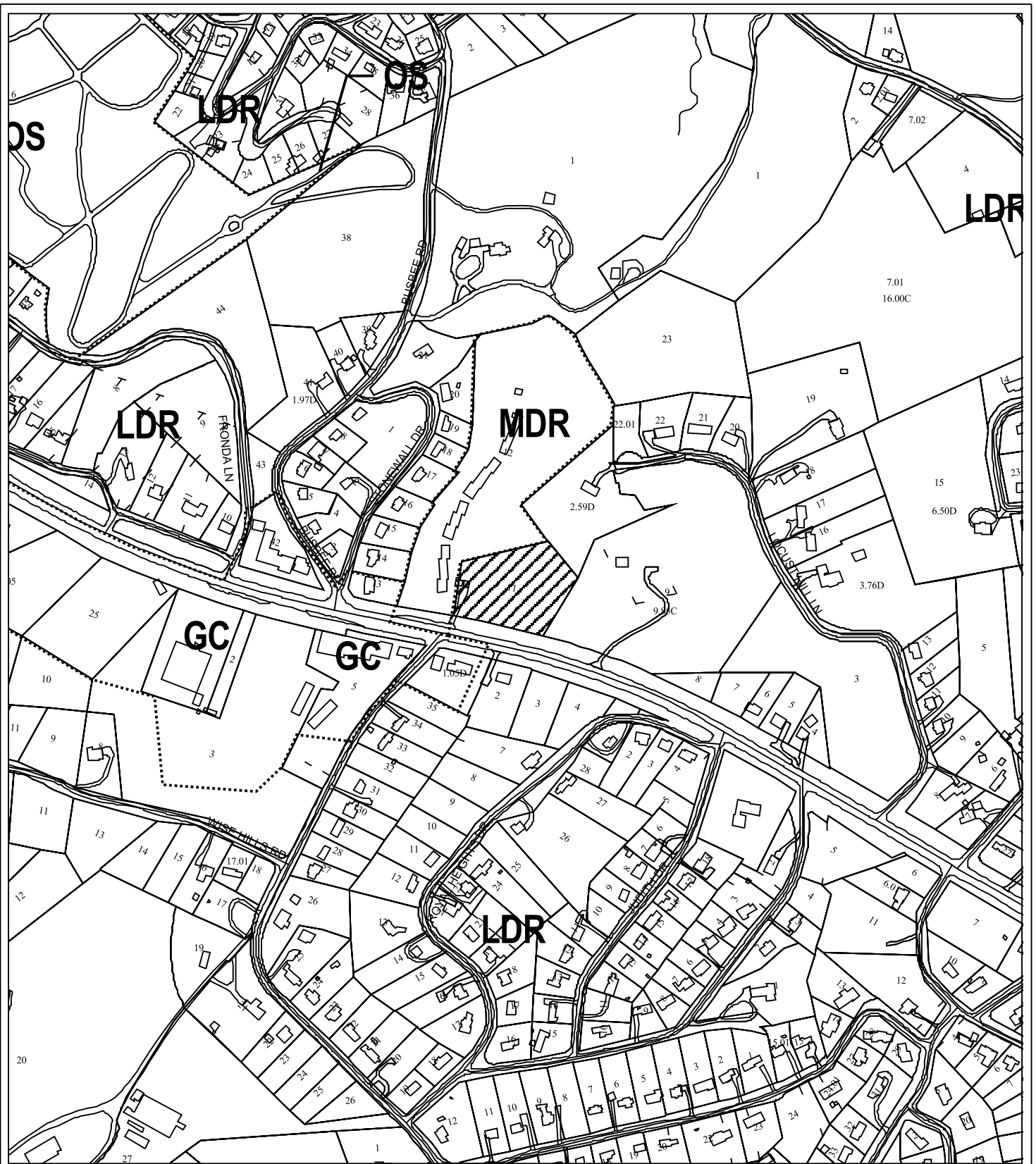
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. The impact on the street would depend on the size and type of commercial or office development that is proposed. A traffic signal is currently located adjacent to this site to serve the Stone Rd./Chapman Hwy. intersection, but there are no signals facing north to serve the apartments. This signal could be improved to provide a signalized access point for this site as well as the adjacent apartment development to the west.
3. The proposed C-3 zoning is not compatible with adjacent residential uses and may have a negative impact on them. The recommended O-1 zoning is more suitable for this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) uses for the site, consistent with the current R-1 zoning. Staff recommends amending the plan to O (Office) for this site, consistent with the recommended O-1 zoning.
2. The South City Sector Plan proposes low density residential uses and slope protection for the site. The slope protection is present because this site was formerly used as a rock-mining quarry, which has created a steep slope area from the rock that has been mined out of the side of this ridge. (See attached topographic map.) Because of the significant elevation change caused by the quarry, the residential uses to the north should have little to no view of the potential office or commercial development on this site.
3. Approval of this request may generate similar requests for commercial plan designations and zones on the north side of Chapman Hwy. Staff would be unlikely to recommend any non-residential zoning to the west of this site because of the slopes and the established residential uses.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




1-E-07-PA/1-J-07-RZ
 PLAN AMENDMENT

Petitioner: Forest Oaks Properties LLC
 and Blair Scott Properties LLC

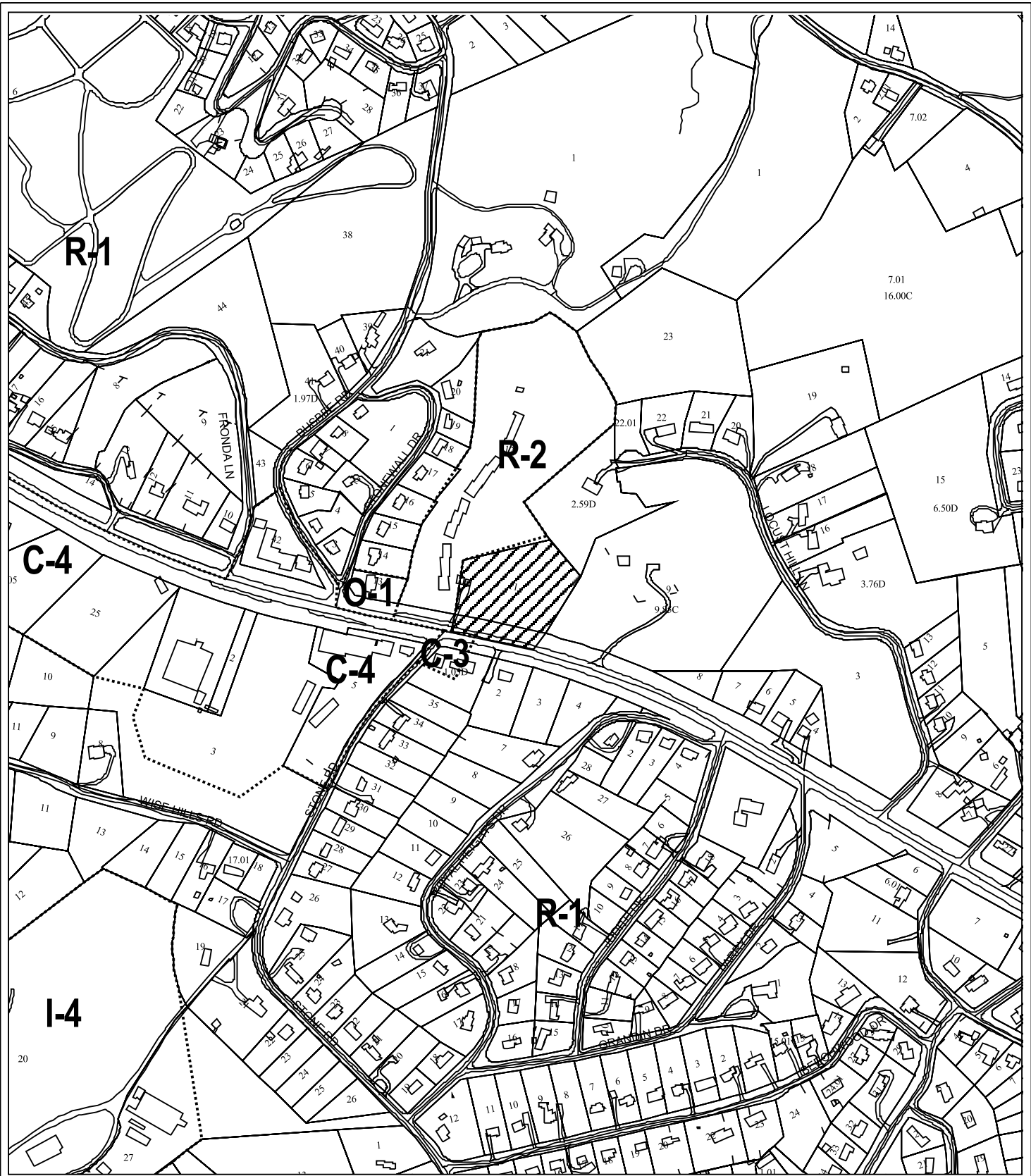
Map No: 123

Jurisdiction: City

 From: LDR (Low Density Residential)
 To: GC (General Commercial)

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





**1-J-07-RZ
REZONING**

Petitioner: Forest Oaks Properties LLC
and Blair Scott Properties LLC

Map No: 123

Jurisdiction: City



From: R-1 (Low Density Residential)

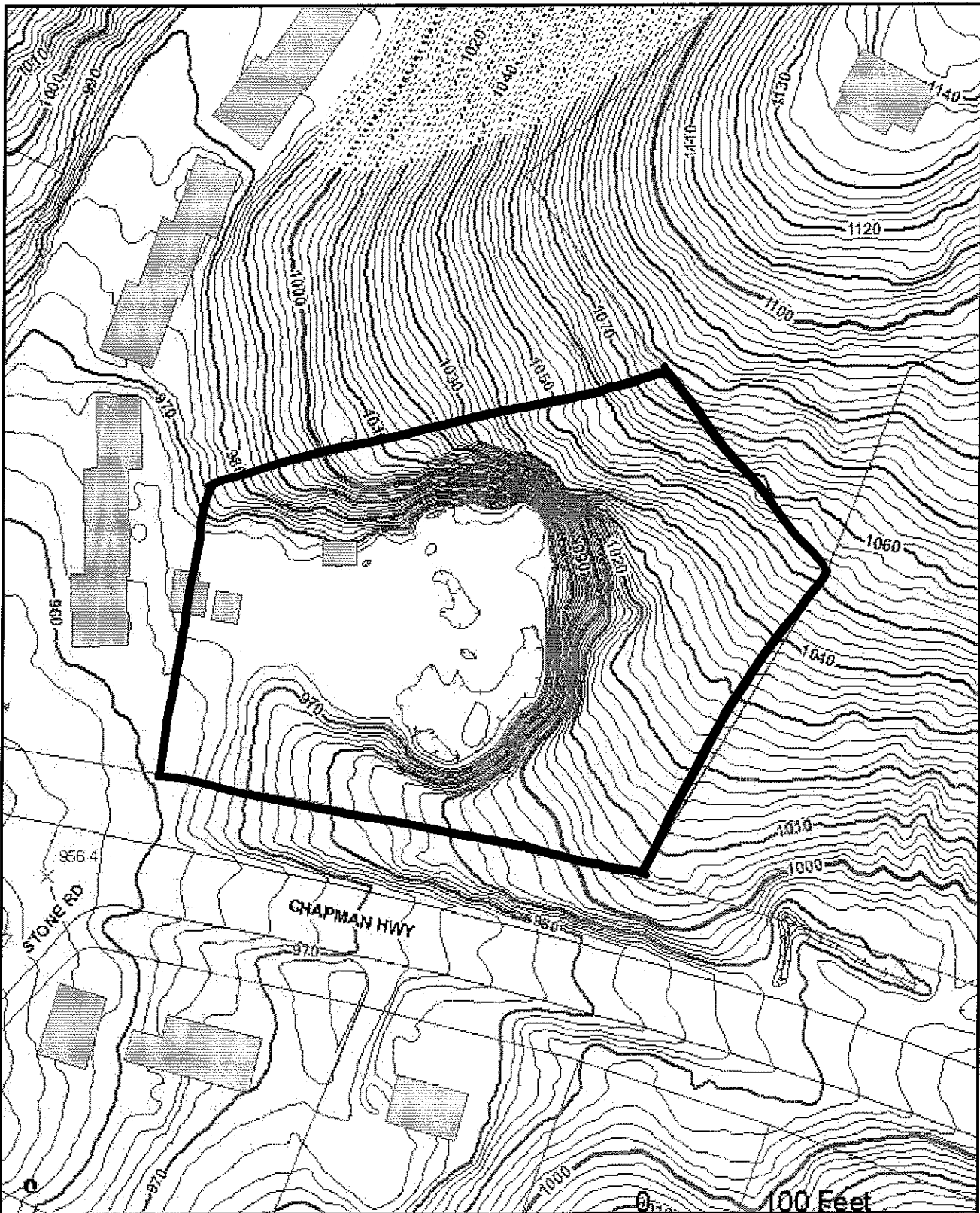
To: C-3 (General Commercial)

Original Print Date: 12/27/06

Revised:

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

1-J-07-R2/1-E-07-PA



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