



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

▶ **FILE #:** 7-F-07-RZ
7-A-07-SP

AGENDA ITEM #: 68
AGENDA DATE: 7/12/2007

▶ **APPLICANT:** VICTOR JERNIGAN
OWNER(S): MURPHY ROAD PARTNERSHIP LLC

TAX ID NUMBER: 49 PORTION OF 092 PART SHOWN LDR
JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Washington Pike, northeast of McCampbell Dr.

▶ **TRACT INFORMATION:** 4 acres.

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 30-40' of pavement width within 80' of right of way. The site will also have future access to Murphy Road, after it is extended along the southwest boundary of this site.

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

WATERSHED: Loves Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

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

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None for this site; property to northwest was amended to NC in 2003.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Convenience store-gas station / NC / CN (Neighborhood Commercial)
South: Residences / LDR / RA (Low Density Residential)
East: Residences and vacant land / LDR / A (Agricultural)
West: Residences and vacant land / LDR / PR (Planned Residential) @ 1-5 du/ac

NEIGHBORHOOD CONTEXT: The surrounding area is developed primarily with residential uses under PR, A and RA zoning. However, a convenience store with gas pumps is developed to the northwest under CN zoning. There is also OB, CA and SC zoning to the west along Washington Pike.

STAFF RECOMMENDATION:

▶ **APPROVE NC (Neighborhood Commercial) sector plan designation. (Applicant requested C.)**

The recommended extension of the NC sector plan designation limits development and zoning to lower impact uses than the standard C (Commercial) designation.

▶ **APPROVE CA (General Business) zoning,
SUBJECT TO THE FOLLOWING 2 CONDITIONS:**

1. Development shall be limited to CN uses and a self-service storage facility as a use on review.
2. Development shall be subject to CN development standards.

CA zoning with the above conditions is compatible with surrounding development and zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning with conditions will allow the development of the proposed self-service storage facility, but maintains the more neighborhood friendly, lower impact uses and development standards of the CN zoning district.
2. Unconditioned CA zoning of this site would potentially have a detrimental impact on existing and developing residential uses in the immediate area.
3. A self-service storage facility is not permitted in the CN zone, but is permitted as a use on review in the CA zone. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscape buffering, 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. The proposal will have no impact on schools. The access to the site will be through the access drive west of the Weigel's store to the northwest of this site. This road will eventually become an extension of Murphy Rd., when that Knox County project gets underway.
3. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized with the use on review process required for self-service storage facilities in the CA zone. The additional conditions recommended as part of the rezoning will also help to minimize the potential impact on surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to neighborhood commercial, CN zoning is consistent with the Northeast County Sector Plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area. However, the sector plan does not propose any type of commercial uses for any other adjacent properties that are not already zoned commercial.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/27/2007. 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.

