



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

FILE #: 6-F-07-RZ
6-B-07-SP

AGENDA ITEM #: 81
AGENDA DATE: 6/14/2007

APPLICANT: BASH GROUP, LLC
OWNER(S): BASH GROUP LLC

TAX ID NUMBER: 73 J B 002 073-036
JURISDICTION: Commission District 8

LOCATION: East end of Lake Springs Rd., north side I-40, east of Huckleberry Springs Rd.

TRACT INFORMATION: 9.84 acres.

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Lake Springs Rd., a local street with 21' of pavement width within the I-40 right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) and MDR (Medium Density Residential) / A (Agricultural) and PR (Planned Residential) @ 1-8 du/ac

PROPOSED PLAN DESIGNATION/ZONING: C (Commercial) / PC (Planned Commercial)

EXISTING LAND USE: Dwelling and vacant land

PROPOSED USE: Mini warehouses, covered storage for RV's and boats, RV rentals, offices and dwelling unit

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: A plan amendment to MDR and rezoning to PR at 1-8 du/ac was approved for parcel 36 in late 2005 (10-C-05-SP/10-AA-05-RZ). None noted for parcel 002.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / LDR / A (Agricultural)
South: I-40 right of way / TR / OS-1 (Open Space Preservation)
East: Residence / LDR / A (Agricultural)
West: Residence and vacant land / MDR & O / A (Agricultural)

NEIGHBORHOOD CONTEXT: Detached residences are developed on three sides of this site, under Agricultural zoning, with I-40 right of way on the south side. Some commercial development is occurring to the west of the site, off of Huckleberry Springs Rd., under C-4 and CA zoning.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

► **APPROVE C (Commercial) sector plan designation, limited to PC zoning.**

Commercial uses, if developed under a planned zone, with conditions, are appropriate for this site, which has 1500 feet of frontage on I-40 to the south, and is near other commercial uses to the west.

► **APPROVE PC (Planned Commercial) zoning.
SUBJECT TO THE FOLLOWING 2 CONDITIONS:**

1. A minimum 20 feet wide Type "A" dense evergreen landscaping buffer screen must be installed along all property lines adjacent to residential/agricultural zoning. (See attached.) No buildings, fences or parking/storage areas shall be located within this buffer area.
2. No access to the site shall be from Wooddale Woods Way in the eastern portion of the site.

With the above conditions, as well as the required use on review, staff feels that the site can be developed in such a way to be compatible with the adjacent residential development, as well as re-establish a sufficient buffer area from the interstate.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located near the developing commercial interchange at Strawberry Plains Pike and I-40, which is located about three quarters of a mile away via Lake Springs Rd. east to Huckleberry Springs Rd. north to Strawberry Plains Pike southwest. The site is about a half mile away in actual distance.
2. The site has 1500 feet of frontage on the interstate, which is more appropriate for commercial development than residential. Billboards are not permitted within the PC zoning district.
3. There is substantial commercial development to the west of the site, less than 800 feet away, zoned C-4. The applicant also owns the closest C-4 commercial property, on the west side of Huckleberry Springs Rd.
4. PC zoning, with the recommended conditions, will allow development of businesses at this location, but will require use on review approval prior to development. Staff feels that with the planned zone, the development can be allowed in such a way to minimize the impact to adjacent residential properties and perhaps improve the buffer between the residences and the interstate.

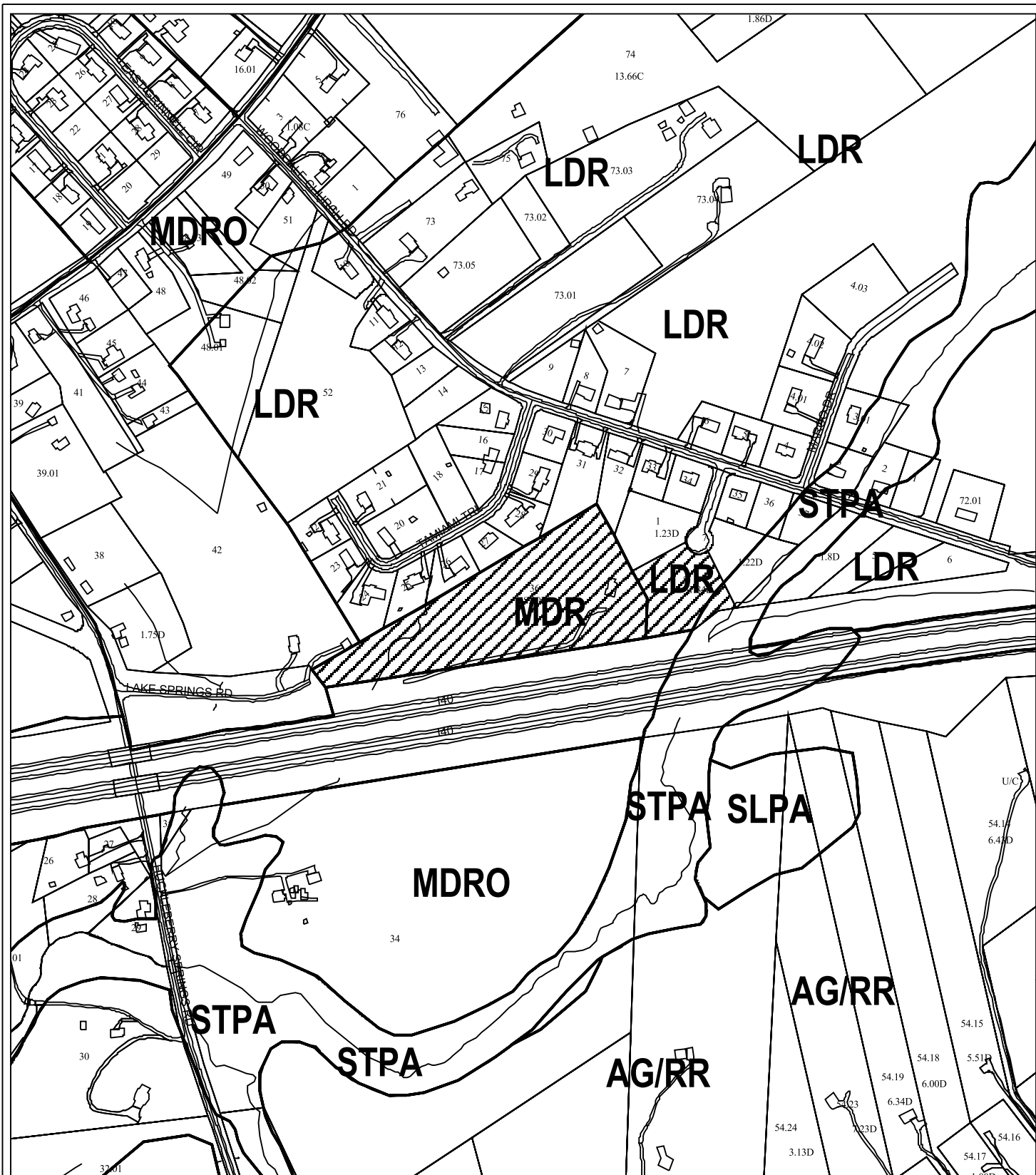
THE EFFECTS OF THE PROPOSAL

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 from Lake Springs Rd. only, which has sufficient pavement width of 21' and leads back to Huckleberry Springs Rd., a minor arterial street that is already developed with commercial uses.
3. PC zoning will require MPC use on review approval of a development plan prior to construction. 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.
4. There is an existing residential structure on the site, which is proposed to be used for office space and a dwelling unit for use as living quarters for an on-site employee and night watchman. This arrangement will have to be documented on the development plans, as well as in the PC-required protective covenants that will be established as part of the use on review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. With the recommended plan amendment to commercial, PC zoning is consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area 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, especially to the west of this site. Staff would not likely support any commercial requests to the north or west of this site at this time.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2007. 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.



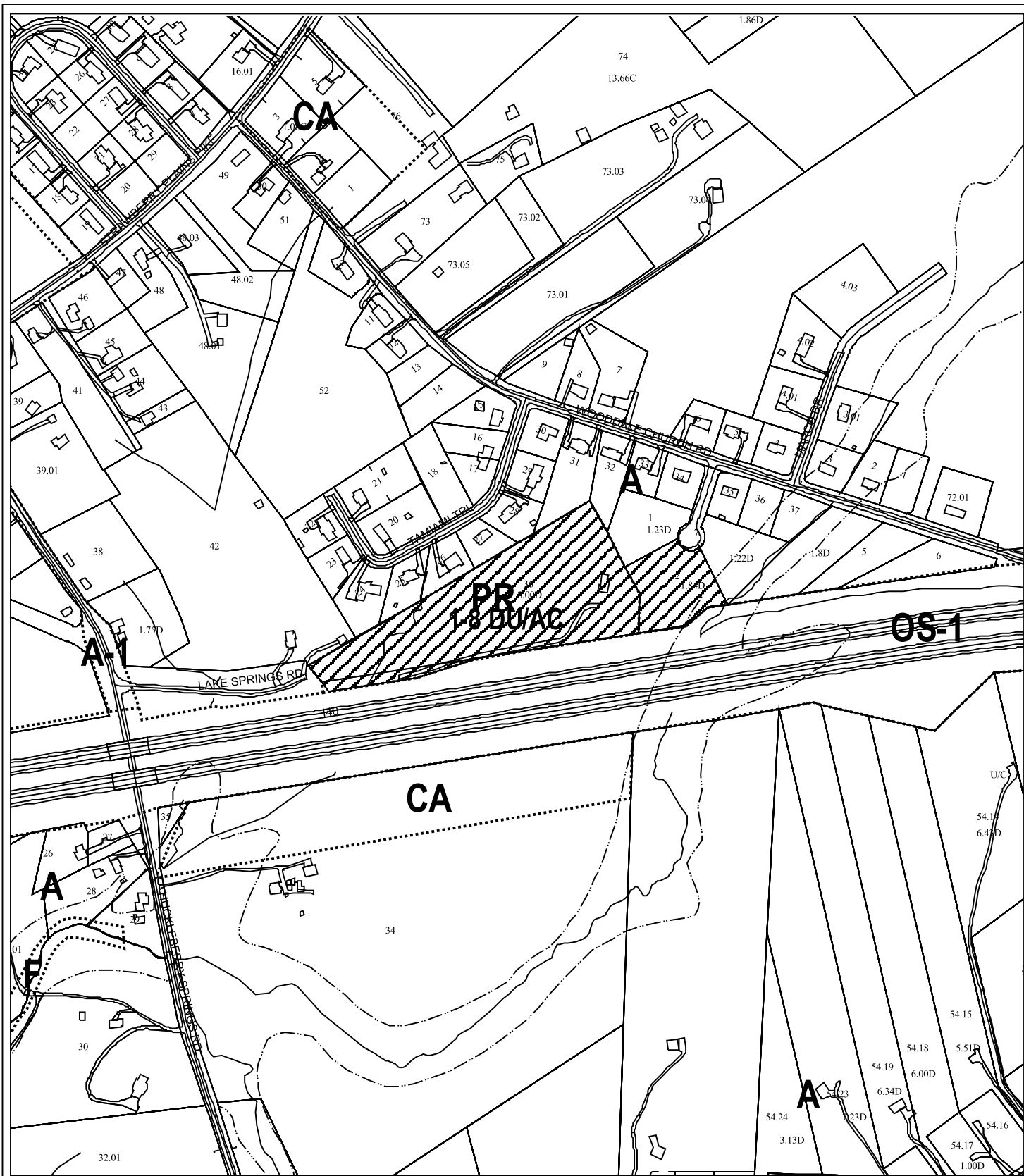
**6-B-07-SP/6-F-07-RZ
SECTOR PLAN AMENDMENT
EAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Bash Group, LLC
 Map No: 73
 Jurisdiction: County

 From: LDR (Low Density Residential) and MDR (Medium Density Residential)
 To: C (Commercial)

Original Print Date: 05/30/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**6-F-07-RZ
REZONING**

Petitioner: Bash Group, LLC

Map No: 73

Jurisdiction: County



From: A (Agricultural) and PR (Planned Residential) @ 1-8 du/ac

To: PC (Planned Commercial)

Original Print Date: 05/30/07 Revised:

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

6-B-07-SP/6-F-07-R2

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

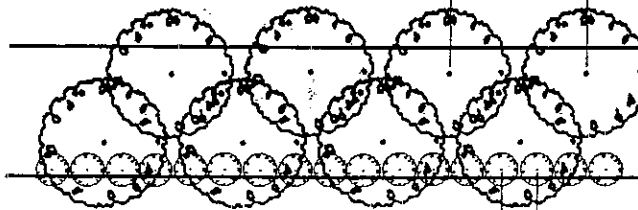
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



Maximum 16' Centers



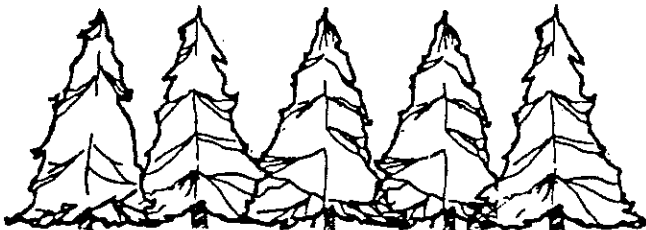
Maximum 4' Centers

Preferred

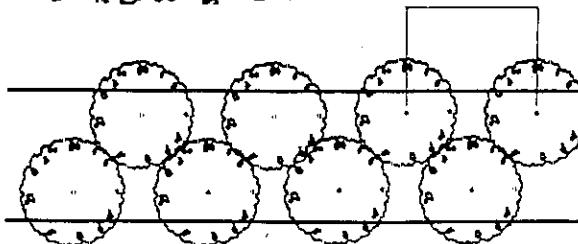


- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

Contact persons:

- Dan Kelly
- ~~Quentin Stevens~~

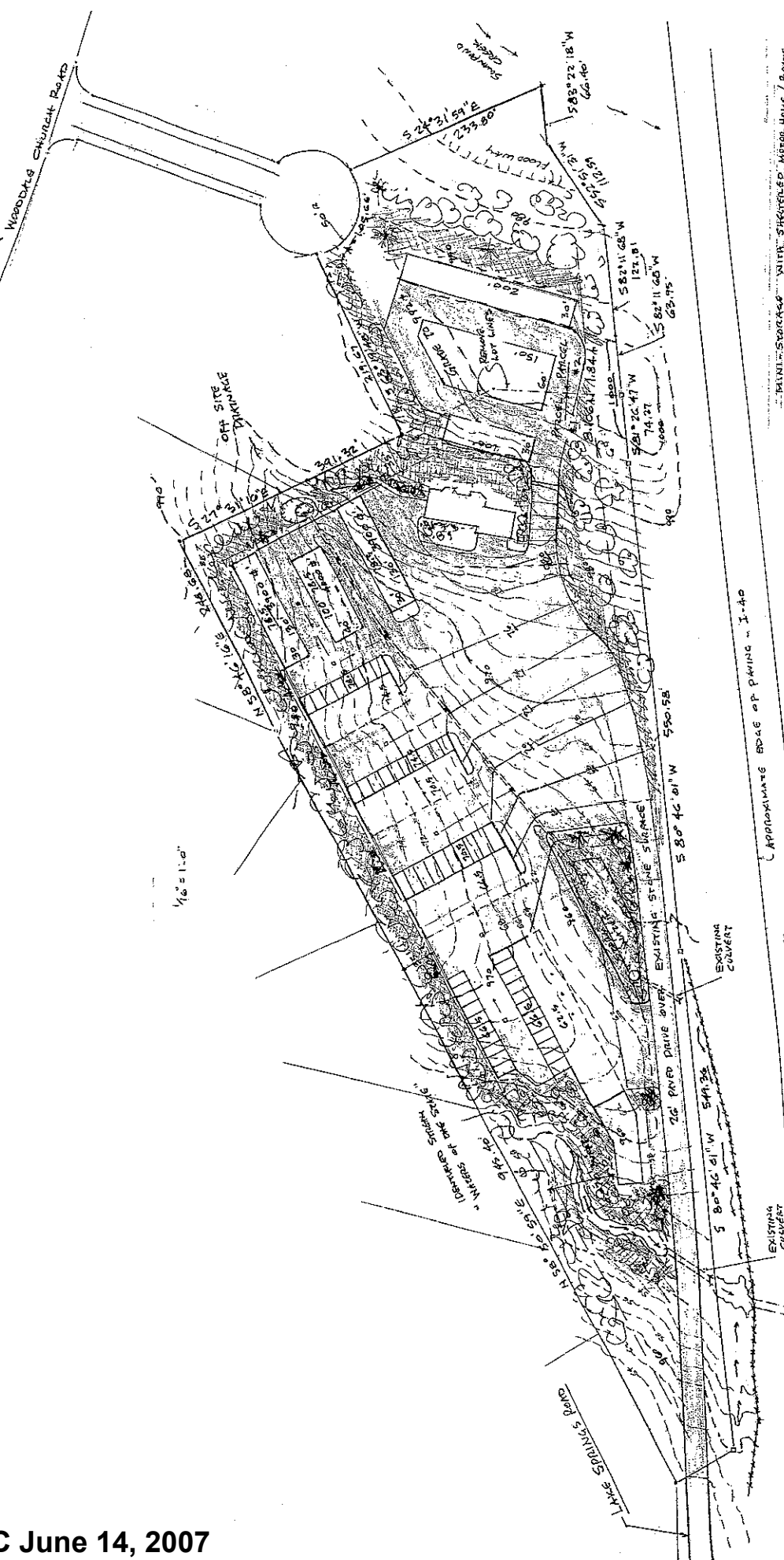
MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 423 215-2500
Fax: 423 215-2068

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

June 1996

Agenda Item # 81

6-F-07-RZ/6-B-07-SP



MAIN STORAGE WITH SCHEDULED APICAL HOME / POND
BASH DEVELOPMENT CO.
 PROPOSED STORAGE FACILITY
 LAKE SPRINGS ROAD AT HUCKLEBERRY SPRINGS ROAD
 I-40 EXIT 398 - KNOX COUNTY, TENNESSEE

WILLIAM C. MARTIN <small>Professional Engineer No. 12345</small>	JUNE 5, 2007 JUNE 7, 2007	2. OF 2
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LANDSCAPING PLAN

1" = 50'

EAST

WEST

H. CHARLES ANDERSON
 PO BOX 85
 KODAK TN 37764
 865.932.1688 HOME
 865.300.8210 CELL



May 2, 2007

Metropolitan Planning Commission
 City County Building
 400 Main Street, #403
 Knoxville TN 37902

6-F-07-RZ/
 6-B-07-SP

Dear Sirs:

I, H. Charles Anderson, am representing the BASH Group. We are requesting rezoning for two parcels: 7.9950 acres located on Lake Springs Road, map 073, parcel 036, and 1.84 acres located on Woodale Woods Way, map 073JB, parcel 002.00. Presently, the Lake Springs Road property is zoned Planned Residential and the Woodale Woods Way property is zoned Agriculture. These two parcels are adjoining. Our business, Tennessee RV, lies on property at Huckleberry Road, which adjoins the Lake Springs Road property.

With regard to the Lake Springs Road and Woodale Woods Way properties, our intention is to build mini warehouse storage, covered parking for recreational vehicles and boats and provide overflow parking for our inventory at Tennessee RV. There is an existing home of approximately 4000sf that is unfinished. Our plan is to finish to house and utilize it for office space, storage, and living quarters for an on-site manager. We also intend to have an RV rental business on the property.

The Lake Springs Road property has been approved for sixty-three condominiums. We will need three to four employees living on the property to take care of the businesses mentioned above, in comparison to approximately 170 to 200 residents occupying low-income apartments. We will have a chain link fence around the property with evergreen landscaping as well as natural vegetation. The buildings will be of metal construction with a concrete slab with the exception of the existing house, which is of wood construction. Currently, we are in the process of design and engineering for the property.

Thank you for your consideration of the rezoning of these properties. If you have any questions, I can be contacted at 865.932.1688 or 865.300.8210.

Sincerely,

H. Charles Anderson