



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

▶ **FILE #:** 6-Y-07-RZ  
6-E-07-SP

**AGENDA ITEM #:** 100  
**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** FALCONNIER DESIGN CO.  
**OWNER(S):** NEIL & CLARA SHANKS

**TAX ID NUMBER:** 143 B G 1, 2, 3, 4, 5, & 53  
**JURISDICTION:** Commission District 5

▶ **LOCATION:** Northwest side of Parkgate Ln., southeast of Kingston Pike  
▶ **TRACT INFORMATION:** 4.5 acres. The Plan Amendment only includes parcels 3, 4, 5, & 53.  
**SECTOR PLAN:** Southwest County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** Access is via Kingston Pike, a five lane major arterial street and Parkgate Ln., a local street with 26' of pavement within a 50 right-of-way  
**UTILITIES:** Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) & LDR (Low Density Residential) / RAE (Exclusive Residential), PC (Planned Commercial) & A (Agricultural)

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

▶ **EXISTING LAND USE:** Retail and vacant

▶ **PROPOSED USE:** Business and office park

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** Property was zoned PC (Planned Commercial) and RAE (Exclusive Residential) in the 1980's.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Kingston Pike and businesses /Commercial/ CA Commercial and Town of Farragut  
South: Residences / LDR/RAE Residential  
East: Vacant land and businesses / PC and CA Commercial  
West: Residences and businesses / LDR, C/RAE and CA Commercial

**NEIGHBORHOOD CONTEXT:** This site is within an area of single family housing and businesses that has developed under PC, CA and RA, PR, and RAE zones.

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

**STAFF RECOMMENDATION:**

▶ **APPROVE C Commercial designation for the entire site limited to PC zoning**

A Commercial designation and PC zoning of all this property will allow it's development in the manner proposed by the applicant, while giving MPC and nearby residents the opportunity to comment on the

development plan prior to construction. During the site plan review process issues such as adequate buffering between the established residences and proposed uses, as well as access limitation to Parkgate Ln., a local residential street, can be addressed. The sector plan now proposes commercial, office and low density residential uses for the site.

► **APPROVE PC (Planned Commercial) zoning for all the property**

PC zoning requires site plan review and a set of protective covenants for the development to be submitted for approval by MPC prior to development of the site. Extension of the PC zone will allow the greatest protection for nearby residents as the property is developed.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The recommended Commercial designation and PC zoning are compatible with the scale and intensity of the surrounding development and zoning. From a planning and site plan design standpoint, there is no valid reason to delete the current PC zoning on the property, given its proximity to low density residential uses under a very restrictive zoning district.
2. PC is an appropriate zone for this site, which is located mostly between businesses fronting along the south side of Kingston Pike and residential housing located on adjacent local streets to the south and southwest.

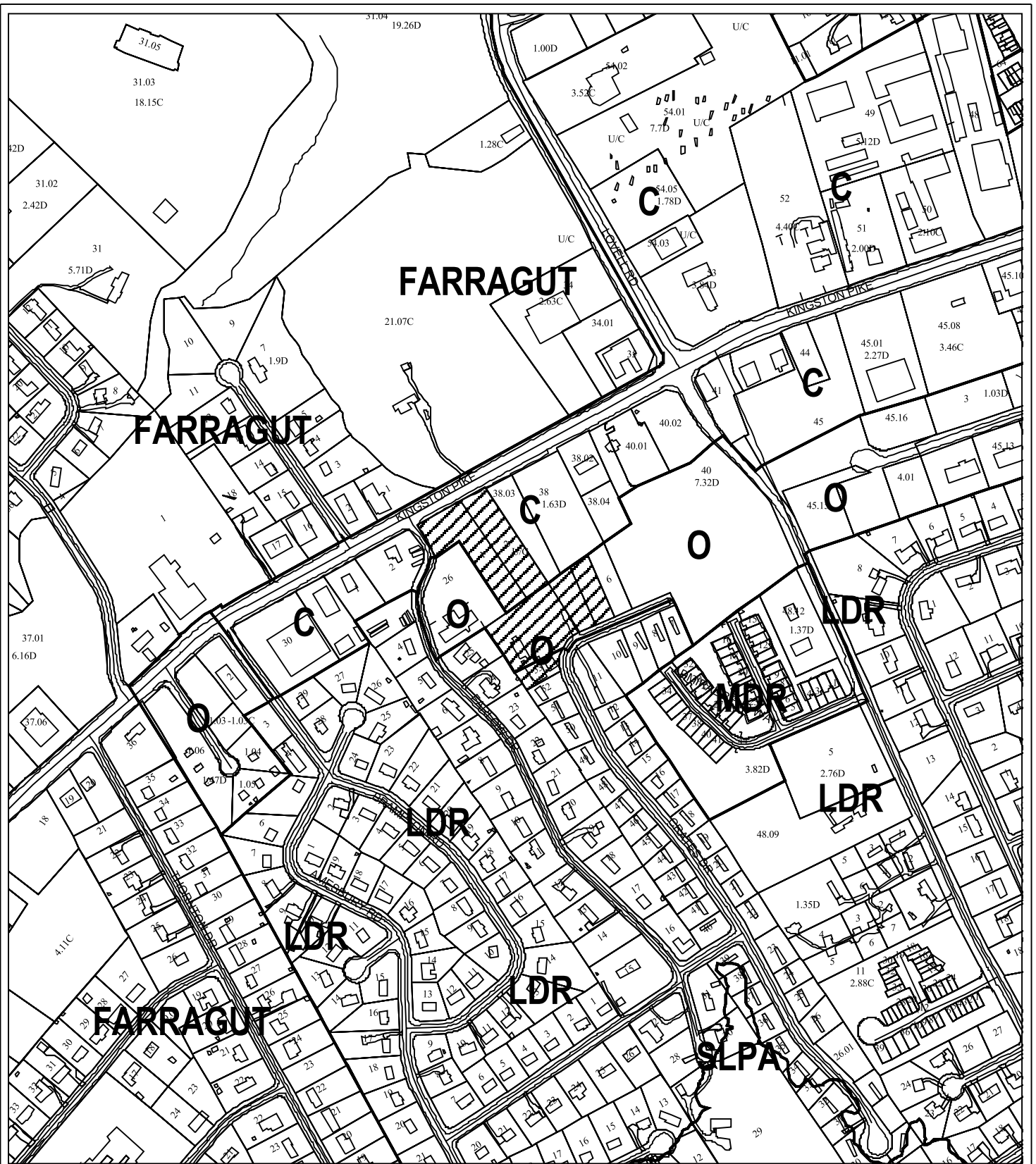
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools. The impact on Kingston Pike should be minimal and commercial access to the adjoining local street should be prohibited or limited. Kingston Pike is capable of handling any additional trips that this rezoning may generate.
3. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan proposes commercial, low density residential and office uses for the site. The sector plan amendment for Commercial designation on all the site makes it consistent with the recommended PC or requested CA zoning proposal.
2. The Knoxville-Knox County- Farragut Growth Policy Plan designates the site for Planned Growth and Urban Growth (Farragut).
3. This request may generate additional requests for CA zones in this area in the future.

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.



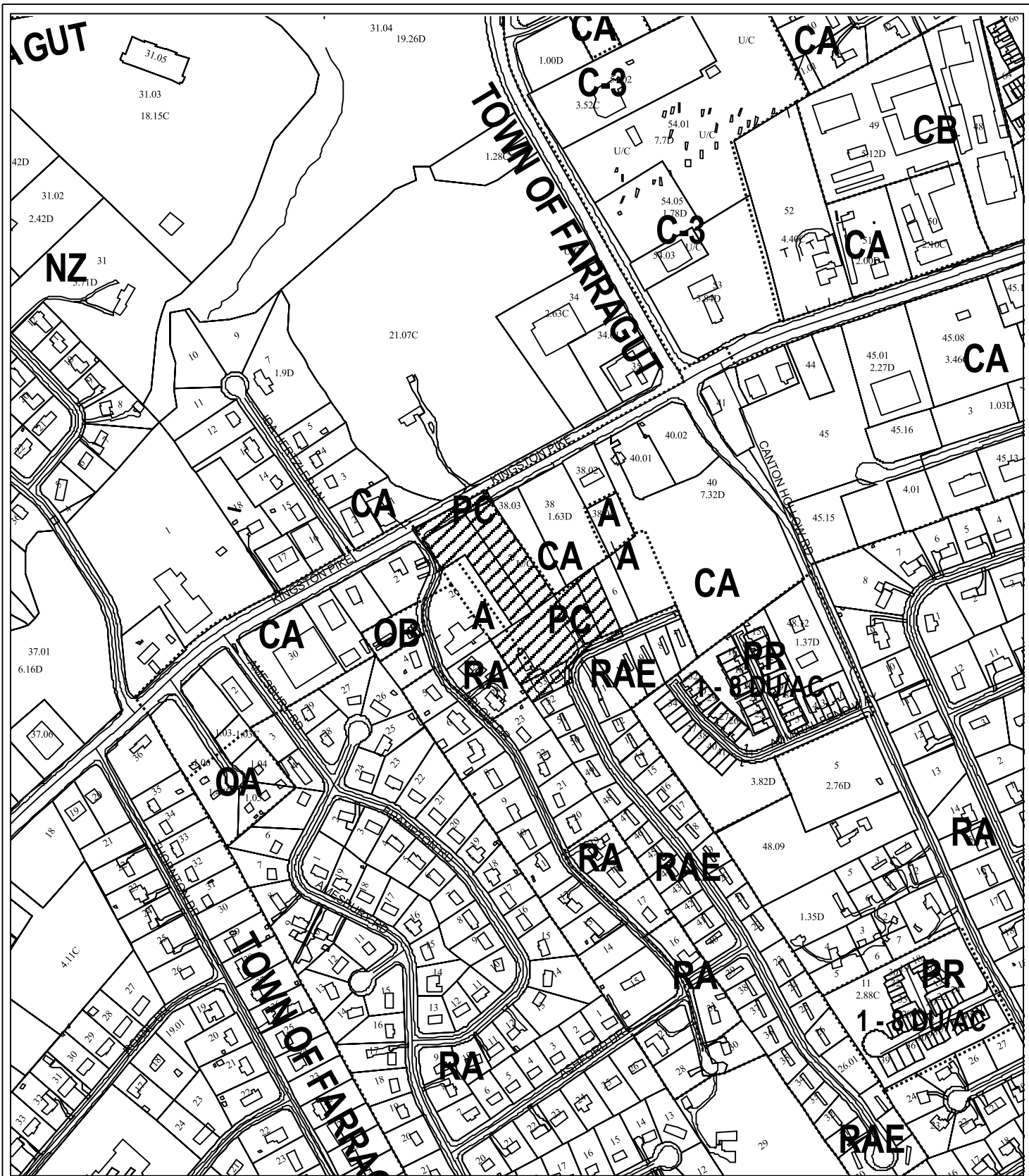
6-E-07-SP/6-Y-07-RZ  
 SECTOR PLAN AMENDMENT  
 SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

Petitioner: Falconnier Design Co.  
 Map No: 143  
 Jurisdiction: County



From: O (Office) & LDR (Low Density Residential)  
 To: C (Commercial)

Original Print Date: 05/31/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**6-Y-07-RZ  
REZONING**

From: RAE (Exclusive Residential),  
PC (Planned Commercial) & A (Agricultural)



To: CA (General Business)

Original Print Date: 05/30/07

Revised:

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

Petitioner: Falcomier Design Co.

Map No: 143

Jurisdiction: County



**Agenda Item # 100**