



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

▶ **FILE #:** 3-B-07-RZ
3-A-07-SP

AGENDA ITEM #: 67
AGENDA DATE: 3/8/2007

▶ **APPLICANT:** **GRAHAM CORPORATION**
OWNER(S): GEORGE BRONIS ESTATE
AILEEN HAYNES
WILLIAM & DORIS MUNSEY

TAX ID NUMBER: 29 021, 025, & 031.01
JURISDICTION: Commission District 7

▶ **LOCATION:** **Southeast side of Maynardville Pike, southwest side of Quarry Rd.**
▶ **TRACT INFORMATION:** **20 acres.**
SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Maynardville Pike, a two to three lane, major arterial highway in this area.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) & STPA (Stream Protection Area) / A (Agricultural) & F (Floodway)**
▶ **PROPOSED PLAN DESIGNATION/ZONING:** **C (Commercial) & STPA (Stream Protection Area) / PC (Planned Commercial) & F (Floodway)**
▶ **EXISTING LAND USE:** **Vacant land**
▶ **PROPOSED USE:** **Shopping Center**
EXTENSION OF PLAN DESIGNATION/ZONING: Yes
HISTORY OF ZONING REQUESTS: None noted for this site, but adjacent property was zoned PC in 2003. (5-B-03-SP/5-C-03-RZ)
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Business and vacant land / Commercial/PC Planned Commercial
South: Residences and vacant land / LDR/A Agricultural
East: Residences / LDR and Stream Protection/ F Floodway and A Agricultural
West: Residences and vacant land / Commercial, Stream protection and LDR/ PC, F and A Agricultural
NEIGHBORHOOD CONTEXT: This Agriculturally zoned property is in a rural residential area that has seen recent urban residential and commercial zoning and development under PR, RA and PC and CA zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C/STPA (Commercial)/(Stream Protection) designation for this area**

This designation will allow the applicant and his Engineer to continue to seek approval to realign a portion of Willow Fork Creek to allow a deepening of the commercial site away from Maynardville Pike. This will allow retention of the creek as a buffer between the commercial uses and the residential uses along E. Emory Rd.

▶ **APPROVE PC/F (Planned Commercial)/ (Floodway) zoning of this area**

The Engineering design documentation for the relocation of this stream section is under review now by the various government agencies requiring approval. When this study has been approved and the actual realignment of the creek have been completed and approved by the local state and federal review agencies, the county's zoning map may be amended as provided by Article 5.70.04 of the Zoning Ordinance of Knox County Tennessee and the commercial development of the site may proceed on this portion of the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial use of these parcels would continue a commercial development trend along this portion of Maynardville Pike, between E. Emory Rd. and Quarry Rd. and the Willow Fork creek would continue to provide a natural buffer to the southeast side of the commercial property.
3. The State Department of Transportation predicts that average daily traffic volumes will reach 20,000 vehicles per day by 2010 on Maynardville Hwy, which suggests that the property between the highway and the creek, wherever it is located, is best suited for non-residential development.

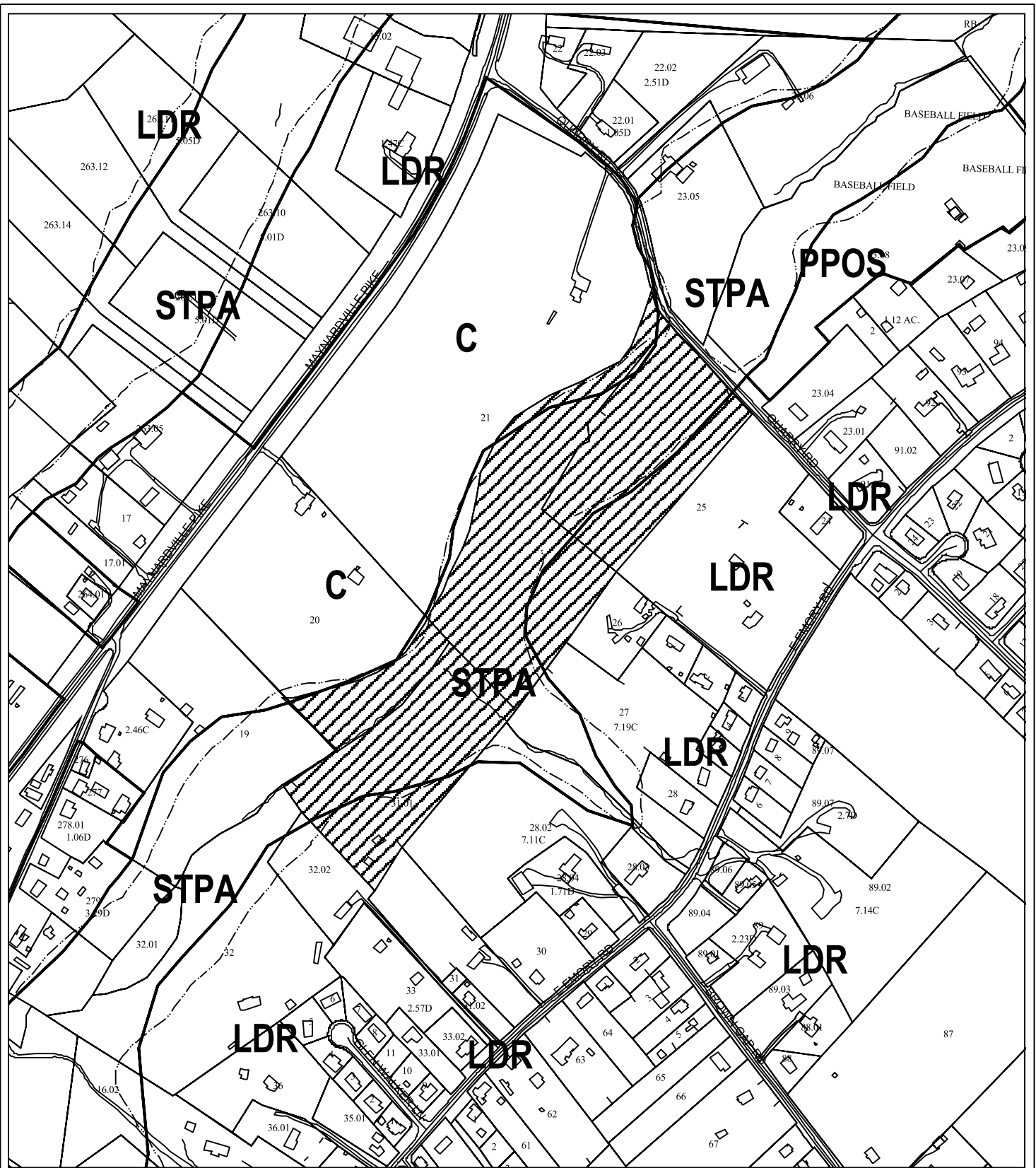
THE EFFECTS OF THE PROPOSAL

1. Commercial/Stream Protection designation and PC/F zoning on these parcels will increase the traffic volumes and turning movements in this area of Maynardville Hwy. The applicant has submitted a traffic impact study in support of this application
2. Commercial lighting and noise will increase in the area, but will continue to be buffered from established residential development to the east by the floodway and associated vegetation located along the southeast property line. Additional mitigation of impacts can be required through planned commercial zoning by MPC as part of the use on review development approval process.
3. Public water and sewer are available to the site.
4. Commercial designation and zoning are consistent with the commercial zoning and uses found to the north and south of this site along Maynardville Pike, and are appropriate along this section of highway.
5. The relocated Floodway extending along the southeast side of the parcels will continue to provide a natural buffer for the property to the southeast of this site. The Knox County Engineering Department will monitor the protection of this stream and its flood carrying capacity.
6. A traffic impact study indicates that signalized intersections and the proposed new road will accommodate the retail proposal for this site and minimize its impact.
7. Additional properties can be expected to be requested for commercial or office rezoning in the future, if this request is approved.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville / Knox County Growth Policy Plan designates these parcels as Planned Growth.
2. The sector plan proposes low density uses and stream protection of these parcels. The requested amendment would show the property for C/STPA (Commercial)/(Stream Protection) for this area.
3. PC commercial uses developed along this section of Maynardville Pike would be consistent with established commercial zoning and uses found to the north and south of these parcels.
4. Commercial use of these parcels would be compatible with the scale and intensity of nearby commercial development and the zoning pattern found along this highway.

If approved, this item will be forwarded to Knox County Commission for action on 4/23/2007. 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.



**3-A-07-SP/3-B-07-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Graham Corporation

Map No: 29

Jurisdiction: County

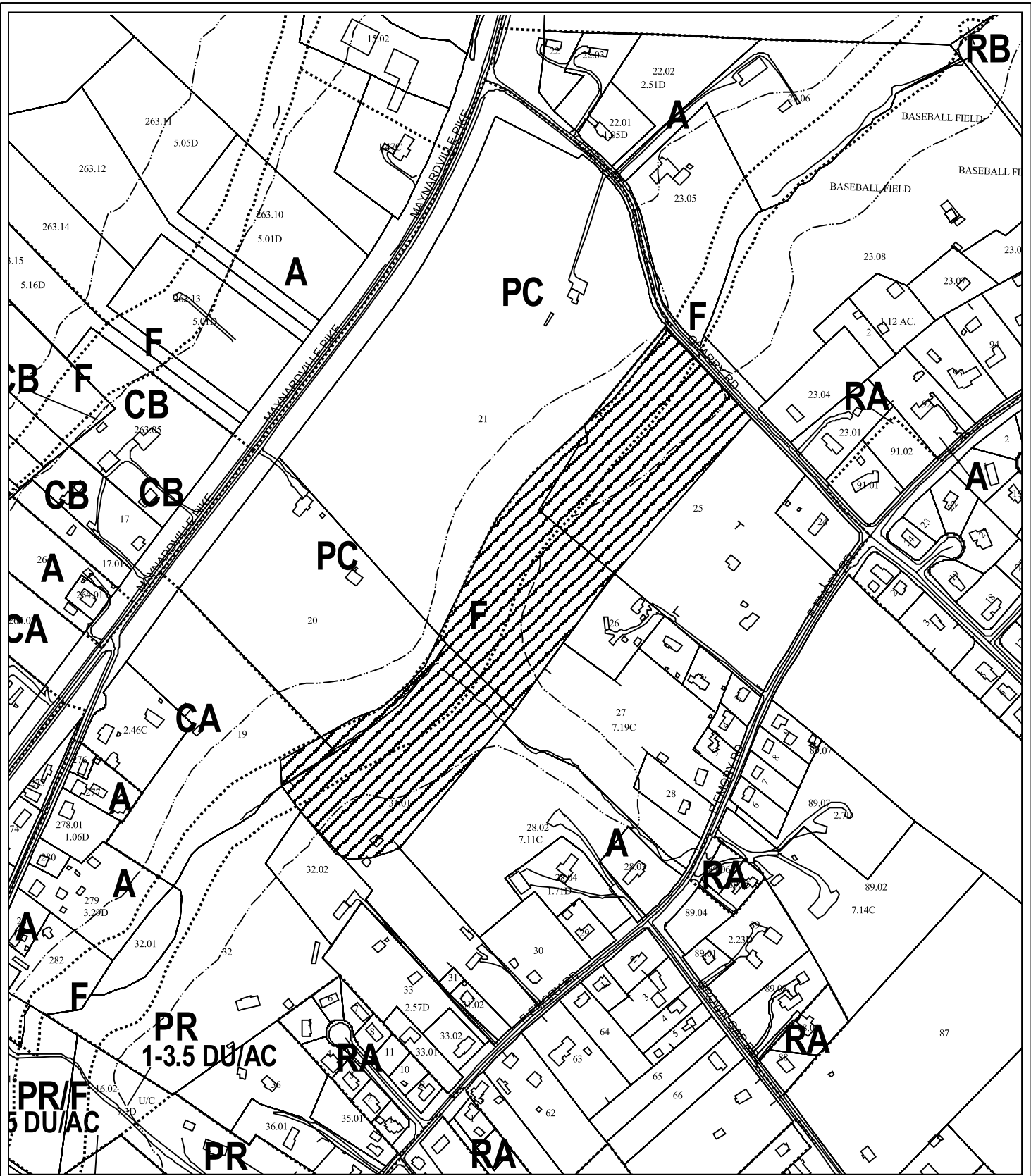


From: LDR (Low Density Residential) & STPA (Stream Protection Area)

To: C (Commercial) & STPA (Stream Protection Area)

Original Print Date: 02/22/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**3-B-07-RZ
REZONING**

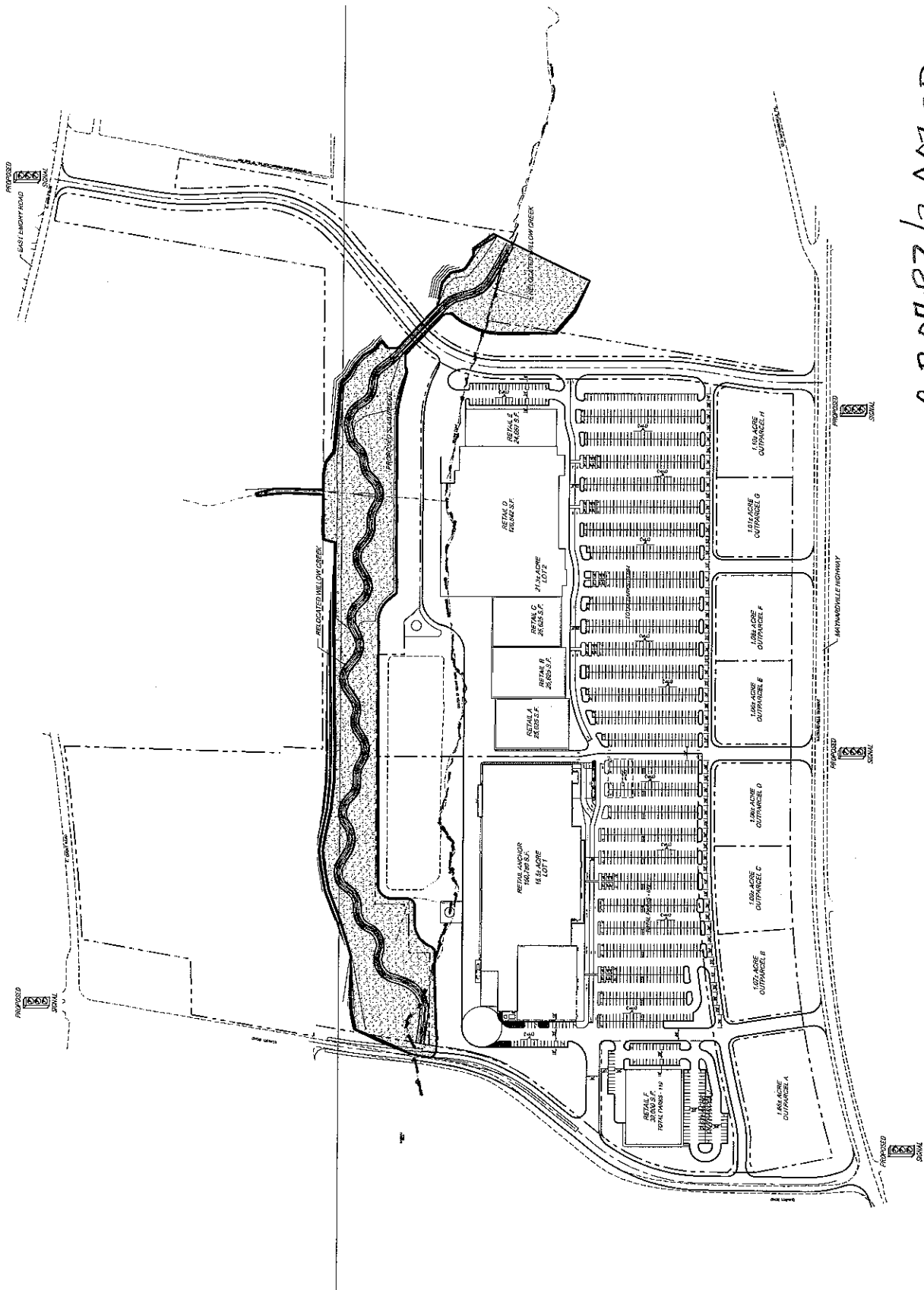
Petitioner: Graham Corporation
 Map No: 29
 Jurisdiction: County



From: A (Agricultural) & F (Floodway)
 To: PC (Planned Commercial) & F (Floodway)

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