



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

**FILE #:** 10-B-07-RZ  
10-A-07-PA

**AGENDA ITEM #:** 59  
**AGENDA DATE:** 10/11/2007

**APPLICANT:** FURROW REALTY FUND, L.P.  
**OWNER(S):** SHERROD HAL E & VELMA M

**TAX ID NUMBER:** 72 152.01  
**JURISDICTION:** Council District 4

**LOCATION:** South side I-40, northwest of Strawberry Plains Pike, east of Union School Rd.

**TRACT INFORMATION:** 1.77 acres.

**SECTOR PLAN:** East County

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

**ACCESSIBILITY:** Access is through private property from Strawberry Plains Pike, a major arterial street with 4 lanes and a center median within 250' of right of way. The property also fronts on Interstate 40.

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

**WATERSHED:** Swan Pond Creek

**PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

**PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Retail, office, manufacturing

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of commercial sector plan designation from the east

**HISTORY OF ZONING REQUESTS:** MPC recommended a sector plan amendment to commercial and rezoning to CB on adjacent property to the east at the 9/13/07 meeting (9-E-07-SP/9-H-07-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: I-40 right of way / OS / OS-1 (Open Space Preservation)  
South: Vacant land / COUNTY / OB (Office, Medical & Related Services) pending  
East: Office building / COUNTY / CB (Business & Manufacturing) pending  
West: Dwelling / COUNTY / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** The area around the I-40/Strawberry Plains Pike interchange is developed with primarily commercial uses under CA, CB, C-3, C-4 and C-6 zoning. To the west of the site along Union School Rd. are residential uses, zoned A.

## STAFF RECOMMENDATION:

### ▶ APPROVE GC (General Commercial) One Year Plan designation.

General commercial uses are appropriate on this site which is adjacent to commercial and office zoning and fronts on I-40.

### ▶ APPROVE C-4 (Highway & Arterial Commercial) zoning.

C-4 zoning is compatible with surrounding development and zoning in the area.

## COMMENTS:

At the September 13, 2007 MPC meeting, staff referenced these applications and indicated that it intended to recommend approval of the proposed GC plan designation and C-4 zoning. This particular site is part of a larger development proposal, most of which is currently in Knox County's jurisdiction. This portion, located in the City of Knoxville's jurisdiction, could not be heard until this month's meeting because of the One Year Plan's policy that individual amendments may only be heard on a quarterly basis. At the September meeting, MPC approved OB zoning to the south and west of this site and approved a commercial sector plan designation and CB zoning to the east of the site, on approximately 30 acres (9-E-07-SP/9-H-07-RZ). Those two requests will be considered for final approval by Knox County Commission on October 22, 2007.

## NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-4 zoning on this site is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-4 is a logical extension of commercial zoning from the east around the Strawberry Plains Pike/I-40 interchange.
3. This site is located adjacent to I-40 and to pending CB zoning to the east.

## THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend upon the type of commercial development proposed, but the site is appropriately accessed from an arterial street near an I-40 interchange.
3. The proposal is compatible with the surrounding development and zoning, and the impact on adjacent properties will be minimal.

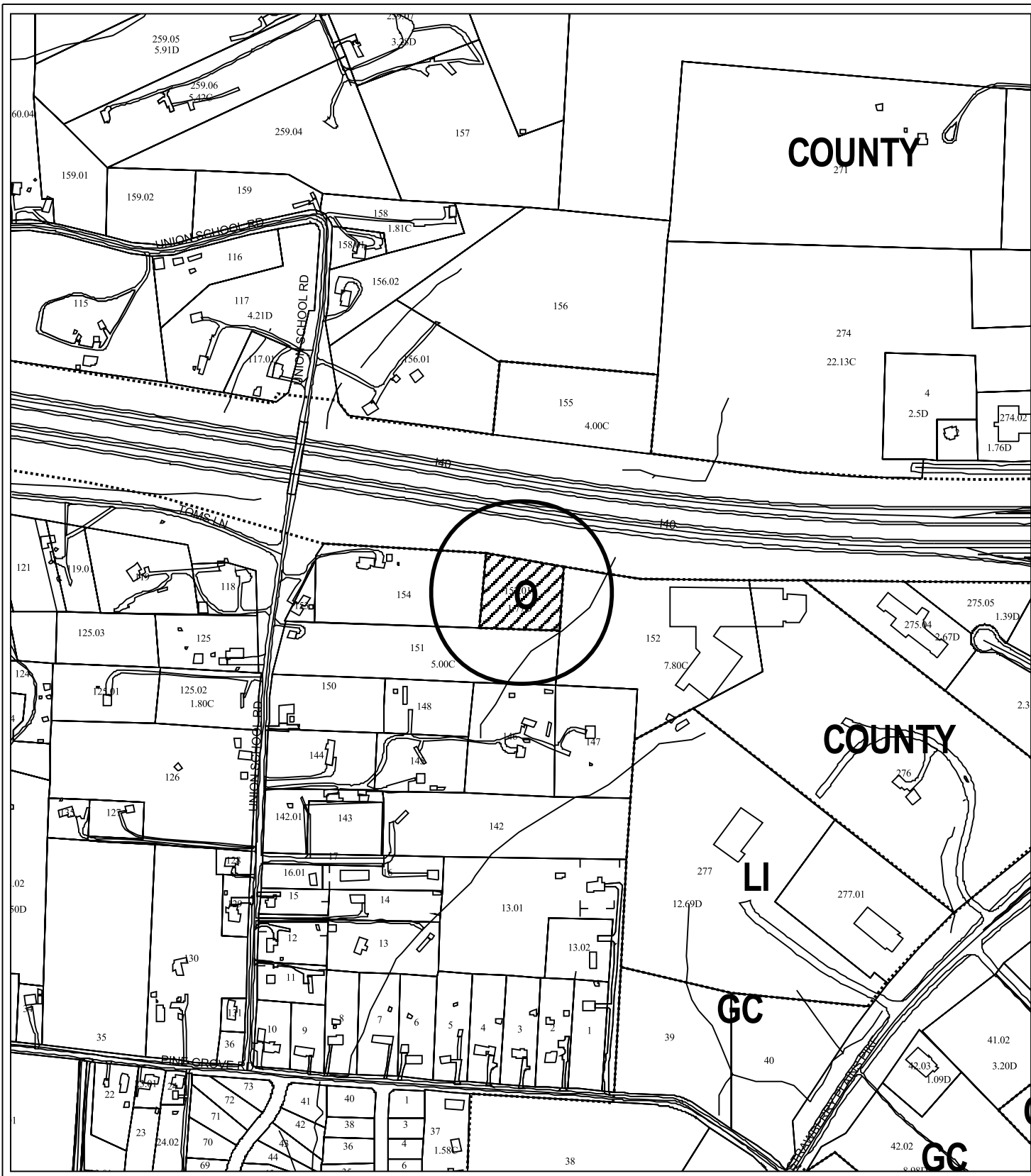
## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to GC, C-4 zoning is consistent with the One Year Plan.
2. The East County Sector Plan proposes office uses for this site, consistent with the current O-1 zoning of the site. The recommended C-4 zoning also allows office uses.
3. This request is not likely to generate future requests for commercial designations or zoning, as all adjacent properties are already zoned commercial or industrial. The sector plan does not propose further extension of commercial uses to the south or west on any 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 Knoxville City Council for action on 11/6/2007 and 11/20/2007. 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.



10-A-07-PA/10-B-07-RZ  
 PLAN AMENDMENT

Petitioner: Furrow Realty Fund, L.P.

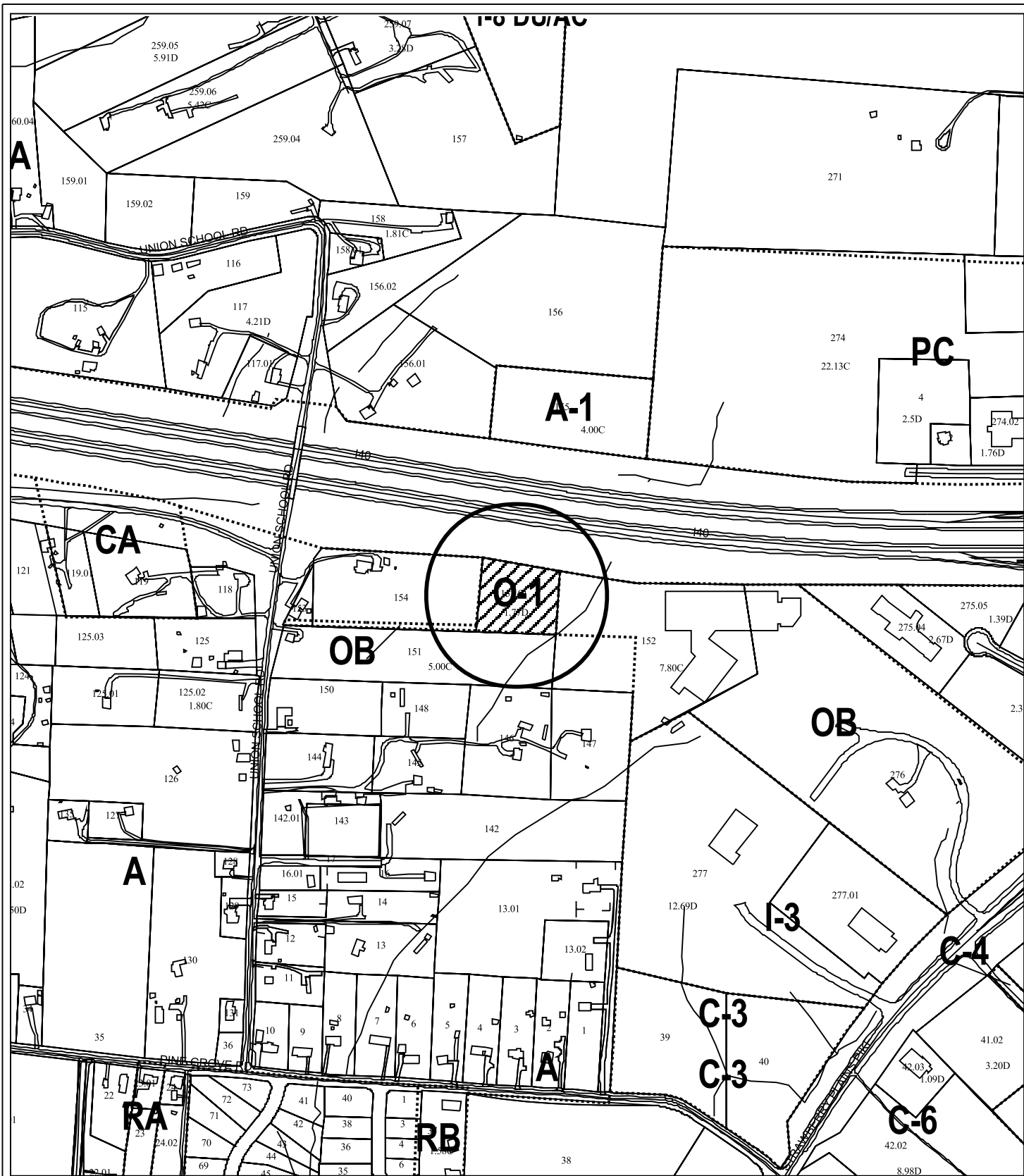
Map No: 72

Jurisdiction: City

From: O (Office)  
 To: GC (General Commercial)

Original Print Date: 09/25/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**10-B-07-RZ  
REZONING**



From: O-1 (Office, Medical, and Related Services)  
To: C-4 (Highway and Arterial Commercial)

Original Print Date: 09/25/07    Revised:

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