



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

▶ **FILE #:** 10-L-07-RZ  
10-I-07-PA

**AGENDA ITEM #:** 69  
**AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** A & M ENTERPRISES, INC.  
OWNER(S): ELEDGE JAY  
MELTON CARL J  
WALLACE TONIA & BRANDI HANCOCK

TAX ID NUMBER: 93 D G 024-032  
JURISDICTION: Council District 3

▶ **LOCATION:** Northeast side Sanderson Rd., southwest side Clifton Rd., southeast of Western Ave.

▶ **TRACT INFORMATION:** 2 acres.

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Sanderson Rd., a major collector street with 21' of pavement width within 60' of right of way, Carnation Dr., a local street with 18' of pavement width within 50' of right of way, or Clifton Rd., a local street with 18' of pavement width within 50' of right of way. The applicant intends to propose primary access to the development through parcel 1 to the north to Western Ave., which is a six lane major arterial facility with center turning lane within 100' of right of way.

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

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential) & R-1A (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Dwellings

▶ **PROPOSED USE:** Sonic fast food restaurant

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC designation and C-3 zoning from the north and west.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Vacant lot and auto repair business / GC / C-3 (General Commercial)  
South: Carnation Dr. - Dwellings / LDR / R-1 (Low Density Residential)  
East: Clifton Rd. - Utility substation / LDR / R-1A (Low Density Residential)

West: Sanderson Rd. - Bank and dental office / GC / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: The properties fronting on Western Ave. are developed with commercial uses under C-3 zoning, and to the south and rear of the businesses are residential uses, zoned R-1 and R-1A.

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**STAFF RECOMMENDATION:**

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

GC is an extension of uses from the west and north and are appropriate at this location along a major arterial street near the interchange with I-640, with certain conditions for development.

▶ **APPROVE C-3 (General Commercial) zoning, subject to two conditions.**

1. The rear of the site (southern boundary adjacent to Carnation Dr.) shall have a minimum 15 feet wide planting strip within which a Type 'A' landscaping screen must be installed along its entire length, with the exception of any areas that need to be clear for intersection sight triangles. (See attached for Type 'A' description.)
2. No vehicular access to or signage for the development may be proposed along Carnation Dr.

With the recommended conditions, C-3 is a logical extension of zoning from north and west and is compatible with the surrounding development and zoning pattern.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of the GC plan designation and the C-3 zoning from the north and west.
3. The site is bordered on the west by a bank and a dental office, zoned C-3. To the east is a utility substation that covers the entire block, zoned R-1A. To the north is a vacant lot, which is also under the control of the applicant, and an auto repair business, both zoned C-3. To the south are two dwellings, which face other residential uses, zoned R-1A.
4. Commercial use of this site is an expansion of the commercial node at the Western Ave./I-640 interchange to the west.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposed Sonic fast food restaurant would generate approximately 1,488 vehicle trips per day (based on an assumed floor area of 3,000 square feet). The applicant has indicated that the intent is to have primary access to the site through parcel 1 to the north to Western Ave., which is a six lane major arterial street. Secondary access would also be appropriate from Sanderson Rd., which is a major collector street. There would be no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties, with the recommended conditions on zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

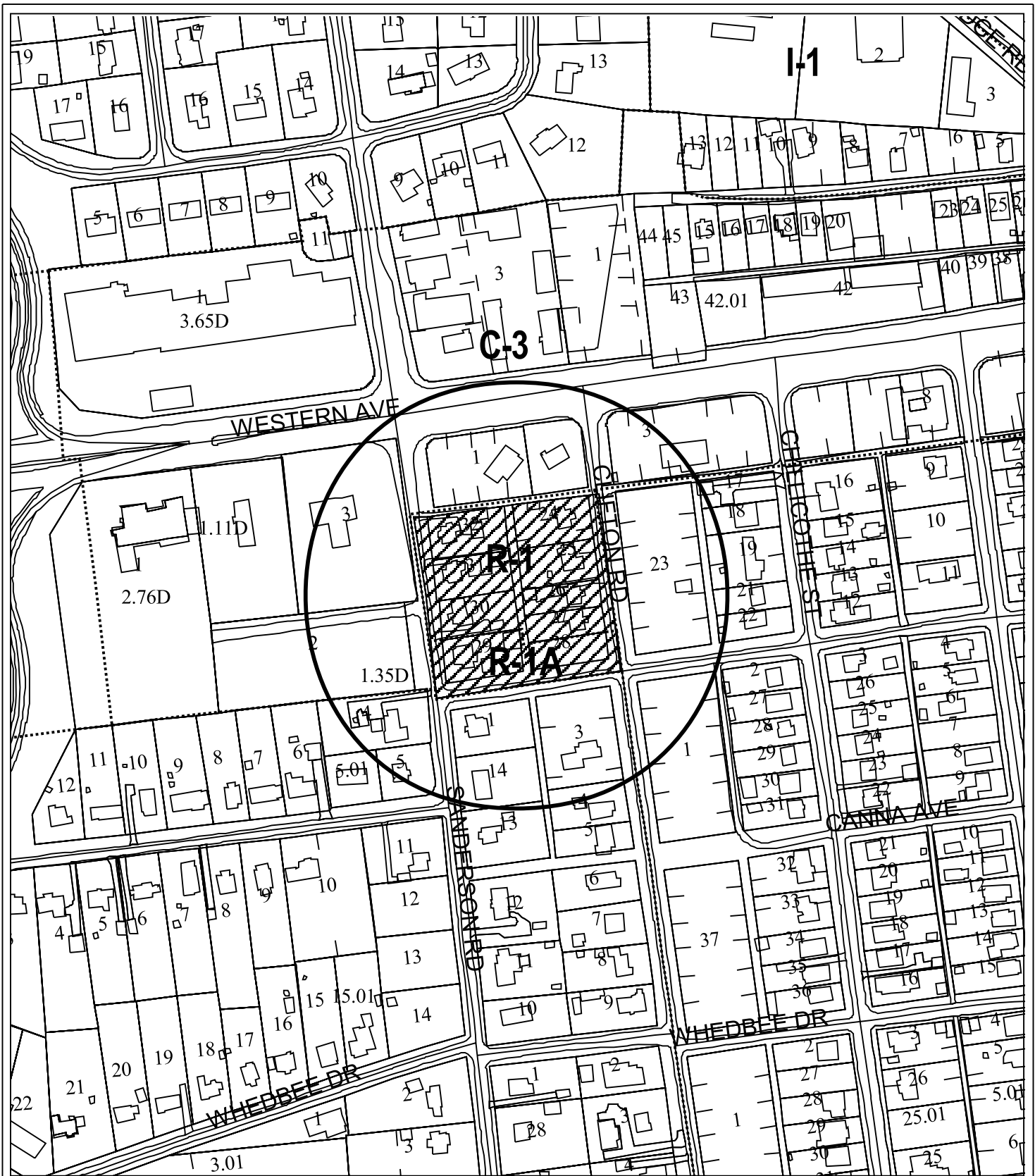
1. With approval of the requested amendment to GC for this entire site, the requested C-3 zoning is consistent with the City of Knoxville One Year Plan.
2. The Central City Sector Plan proposes low density residential uses for this site, consistent with the current zoning of the site.
3. This request may lead to future requests for commercial plan designations and zoning on surrounding properties. However, the current plans for the area do not propose any further expansion of commercial uses beyond areas fronting on Western Ave. that are not already zoned commercial.

ESTIMATED TRAFFIC IMPACT 1488 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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-L-07-RZ  
REZONING**

Petitioner: A & M Enterprises, Inc.

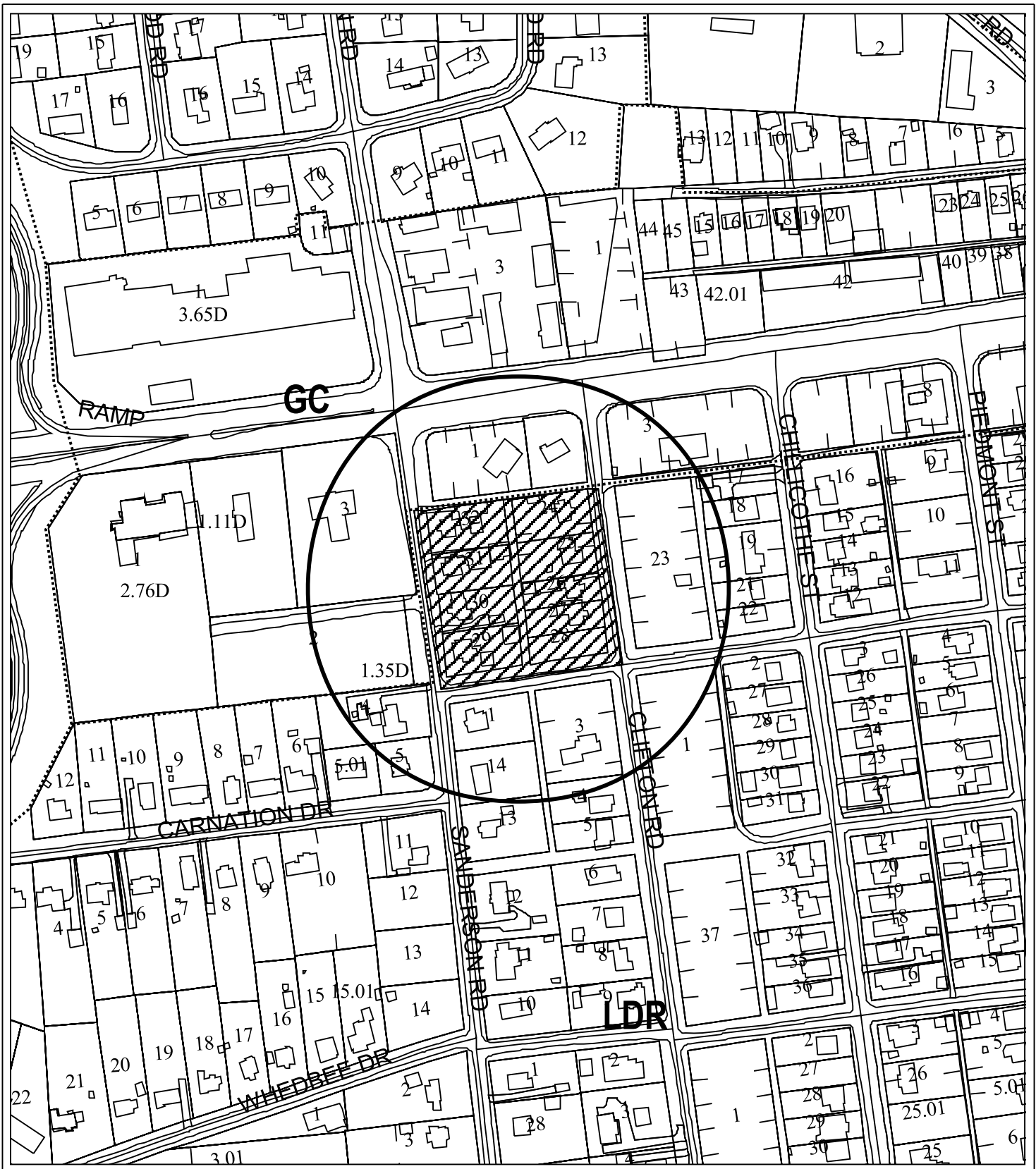
Map No: 93

Jurisdiction: City

 From: R-1 (Low Density Residential) & R-1A (Low Density Residential)  
To: C-3 (General Commercial)

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






10-I-07-PA/10-L-07-RZ  
 PLAN AMENDMENT

Petitioner: A & M Enterprises, Inc.

Map No: 93

Jurisdiction: City

 From: LDR (Low Density Residential)  
 To: GC (General Commercial)

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



### 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

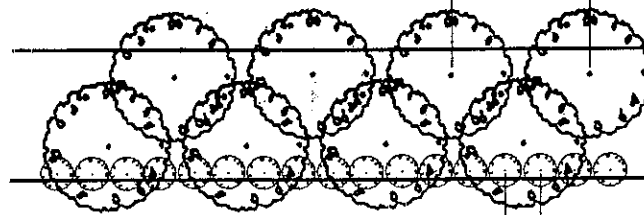
■ Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm.

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

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



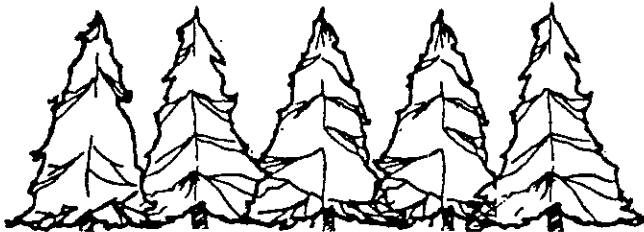
Maximum 16' Centers



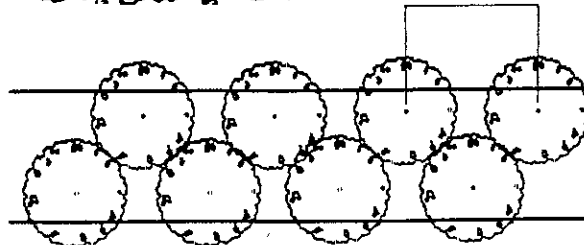
Maximum 4' Centers

■ 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