



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

FILE #: 10-M-07-RZ
10-B-07-SP

AGENDA ITEM #: 70
AGENDA DATE: 10/11/2007

APPLICANT: JACK GIBBONS
OWNER(S): GIBBONS KATHY L & JACK W

TAX ID NUMBER: 62 268
JURISDICTION: Commission District 8

LOCATION: Northwest side Strawberry Plains Pike, southwest of McCubbins Rd.

TRACT INFORMATION: 5.6 acres.

SECTOR PLAN: East County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with 20' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB
Sewer Source: KUB

WATERSHED: Lyon Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / A (Agricultural)

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

EXISTING LAND USE: Residence

PROPOSED USE: Commercial use

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Property was denied CA zoning in 2006. (9-J-06-RZ/9-B-06-SP)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Vacant land / LDR/A Agricultural
South: Residences / LDR/A and PR Residential
East: Vacant land / LDR/PR and PC Commercial
West: Vacant land and residence / LDR/A Agricultural

NEIGHBORHOOD CONTEXT: This developed site is within an area of scattered residential housing and vacant land zoned Agricultural and PR.

STAFF RECOMMENDATION:

DENY C (Commercial) designation

A Commercial designation is out of character with the surrounding established and proposed development and zoning. The sector plan proposes low density residential use for this site. The applicant was denied this

same request in 2006 when he was issued a stop work order for the hydro seeding business that he was operating on the site.

► **DENY CA (General Business) zoning**

CA zoning would be out of character with the established rural residential development pattern and A and PR zoning. Since this is a commercial use, a more appropriate location would be on existing commercially zoned property within an established commercial area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and CA zone are not consistent with surrounding zoning and development. The existing LDR and Rural Residential designations and PR and A zoning will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Sufficient CA zoning is in place along Asheville Hwy. to the north to serve this portion of Knox County.
3. This CA rezoning is needed to accommodate an existing business operating on this site and the approval could result in expansion of stated issues regarding truck traffic, lighting, noise, hours of operation and other concerns associated with the commercial use on this site. Such effects have already impacted the surrounding area.
3. The Commercial designation and CA zoning allow other development, beyond the proposed landscaping business that would be out of character with surrounding rural residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the area.
2. The CA zoning would permit the present business and would allow its expansion which would add traffic and turning movements to this section of Strawberry Plains Pike. A more appropriate location for this business and CA rezoning would be along Asheville Hwy.
3. The CA zoning would adversely impact surrounding properties and be incompatible with the scale and intensity of other development and zoning in the area and could be expected to lead to other CA rezoning requests.
4. The adjoining property to the northeast side of this site has been acquired by Knox County for a new elementary school.

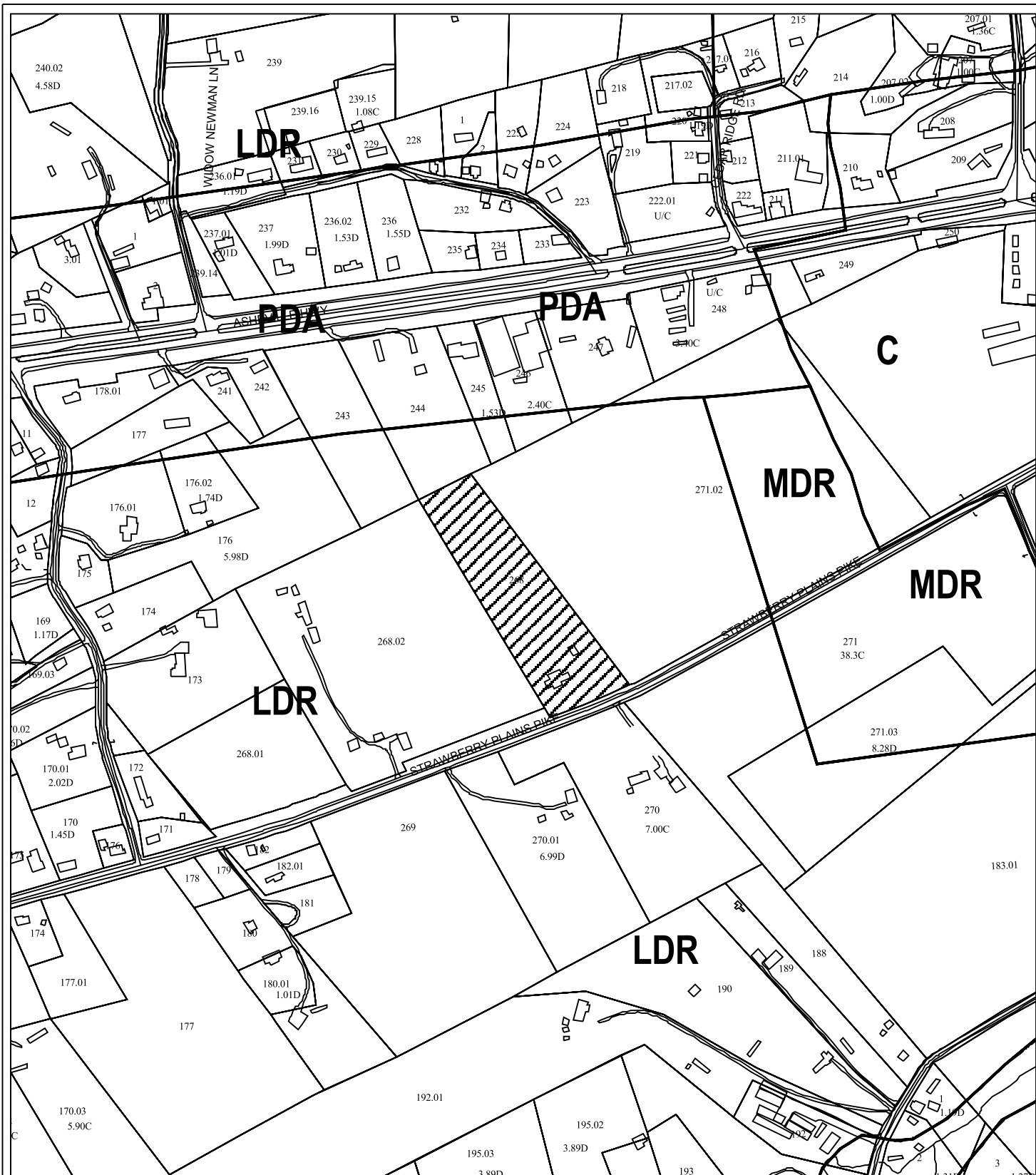
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested Commercial designation and CA zoning are not consistent with the LDR proposed for this property and the adjoining areas by the Sector Plan.
2. The property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

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

If approved, this item will be forwarded to Knox County Commission for action on 11/19/2007. 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.




**10-B-07-SP/10-M-07-RZ
SECTOR PLAN AMENDMENT
EAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Jack Gibbons

Map No: 62

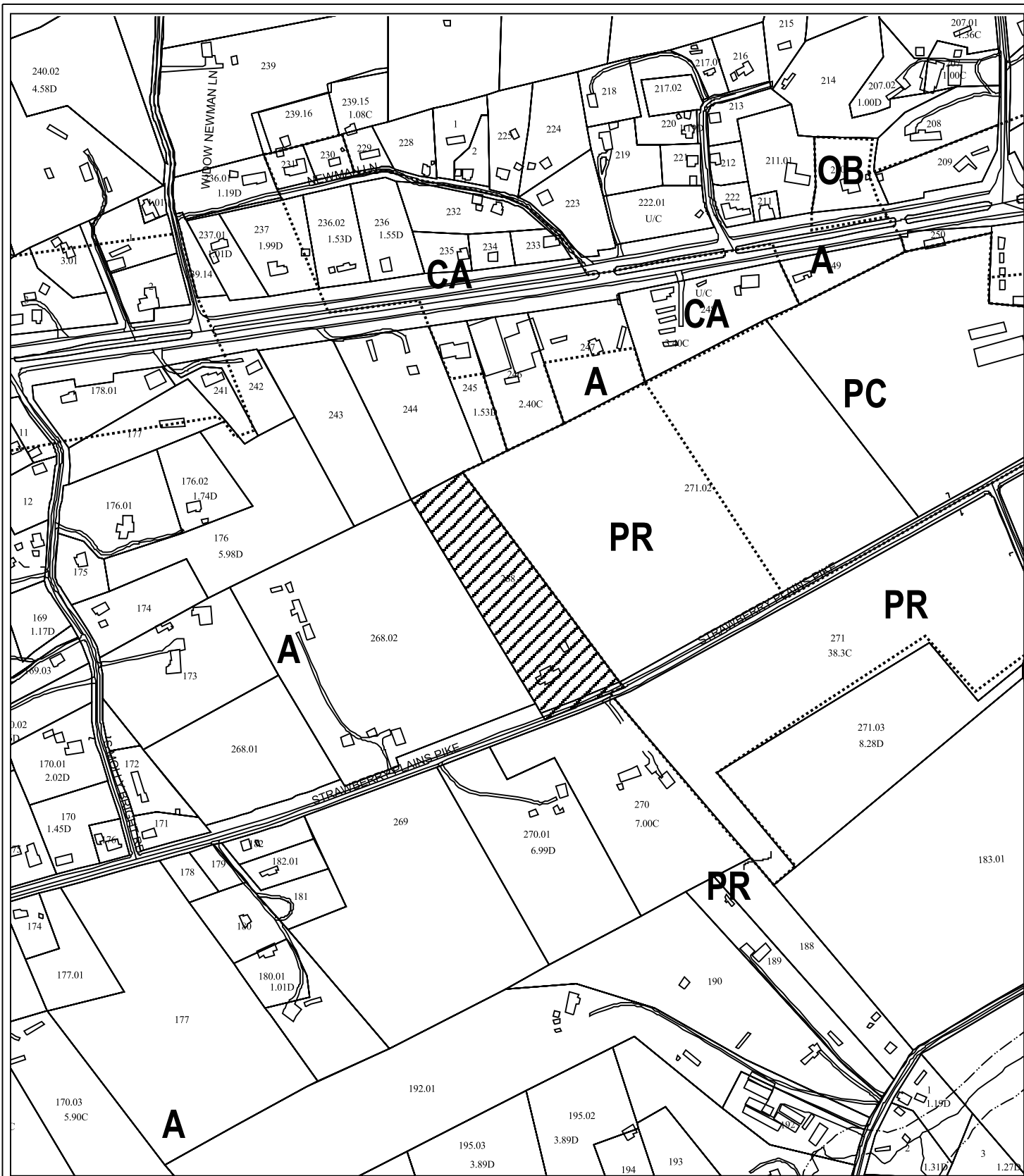
Jurisdiction: County

 From: LDR (Low Density Residential)

To: C (Commercial)

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





10-M-07-RZ
 REZONING

Petitioner: Jack Gibbons

Map No: 62

Jurisdiction: County



From: A (Agricultural)

To: CA (General Business)

Original Print Date: 09/25/07 Revised:

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