



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

▶ **FILE #:** 9-A-07-RZ  
9-A-07-SP

**AGENDA ITEM #:** 67  
**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** BUD DEFOE  
**OWNER(S):** DEFOE ALLEN R

**TAX ID NUMBER:** 125 I A 029  
**JURISDICTION:** Commission District 9

▶ **LOCATION:** West side Burnett Creek Rd., southeast side E. Governor John Sevier Hwy., north side Dewey Burnett Ln.

▶ **TRACT INFORMATION:** 1 acres.

**SECTOR PLAN:** South County  
**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via E. Governor John Sevier Hwy, a major arterial street with 25' of pavement width within 130' of right of way, Dewey Burnett Ln., a local street with 20-22' of pavement width within 60' of right of way, or Burnett Creek Rd., a minor collector street with 22-25' of pavement width within 45' of right of way.

**UTILITIES:** Water Source: Knox-Chapman Utility District  
Sewer Source: Knox-Chapman Utility District

**WATERSHED:** Burnett Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / CB (Business and Manufacturing)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, not an extension of the commercial designation, but property is already zoned commercial.

**HISTORY OF ZONING REQUESTS:** None noted

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

North: E. Gov. John Sevier Hwy. - Vacant land / LDR / CB (Business & Manufacturing)  
South: Dewey Burnett Ln. - Condominiums / LDR / PR (Planned Residential) @ 12 du/ac  
East: Burnett Creek Rd. - Dwellings / LDR / CB (Business & Manufacturing)  
West: Vacant land and condominiums / LDR / A (Agricultural) and PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** This area is developed with rural, low and medium density residential uses under A, PR and RB zoning. There is some CB zoning in the immediate

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) sector plan designation.**

Amending the sector plan to commercial for this site brings the plan into consistency with the existing and proposed zoning of the property.

▶ **APPROVE CA (General Business) zoning.**

CA is a less intense zone than the current CB zoning and will allow the applicant to develop a duplex on the site, which would be compatible with the surrounding development in the area.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a less intense zone than the current CB zoning and allows the applicant's proposed use of the site for a duplex, which is compatible with surrounding development.
3. Amending the sector plan to commercial brings the plan into consistency with the current CB or proposed CA zoning of this site. Other surrounding properties in the vicinity of Burnett Creek Rd. at E. Gov. John Sevier Hwy. are also zoned CB.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are in the area to serve the site.
2. This proposal will have a minimal to no impact on schools. The impact on the street system will depend upon the type of development proposed, but the site is located on a collector street near the intersection of an arterial street.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

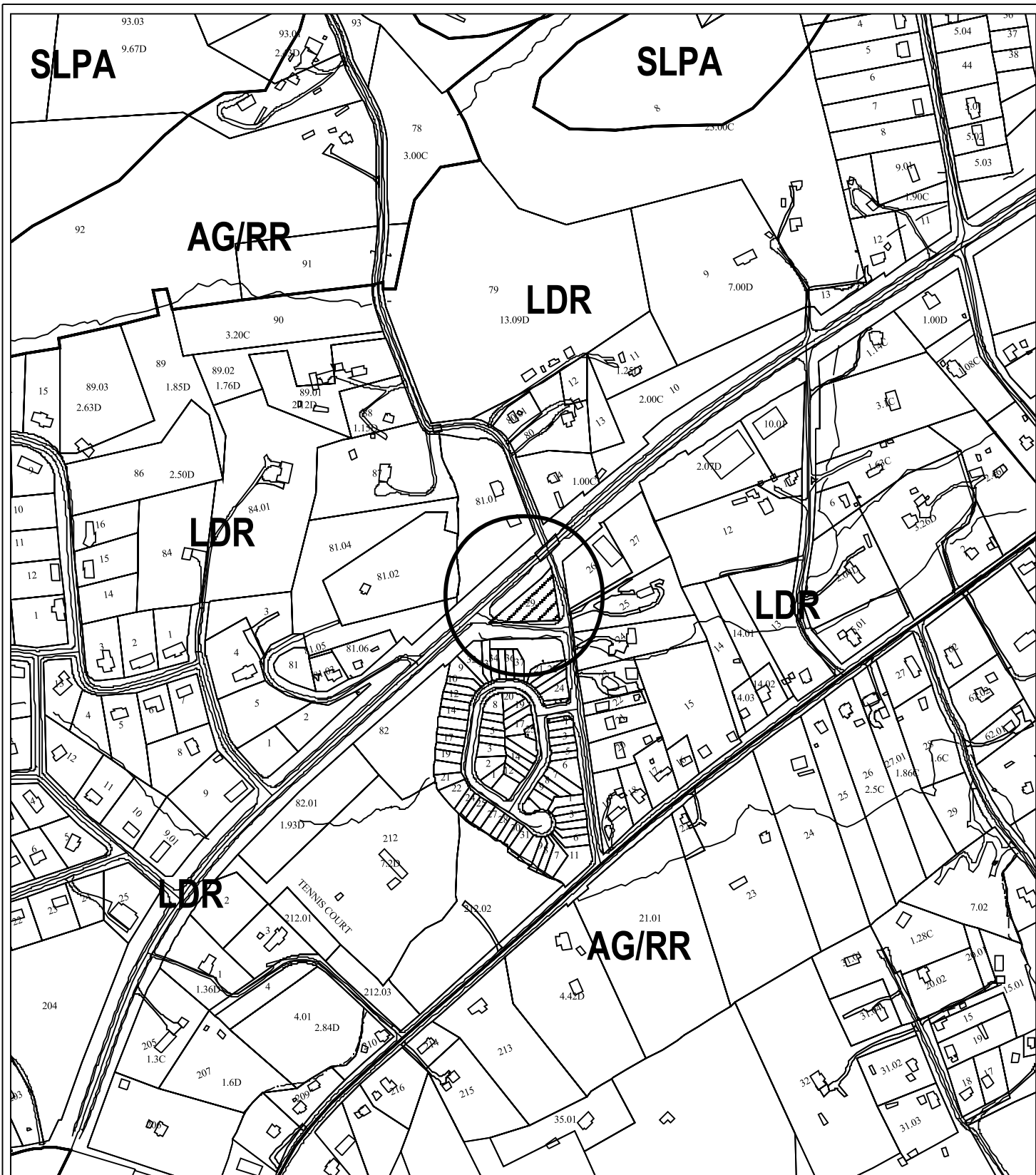
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the recommended amendment to commercial, CA zoning is consistent with the South County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request is not likely to generate future requests for commercial designations or CA zoning, as numerous properties in the area are already zoned CB, and do not appear to be used for commercial purposes

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2007. 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.




**9-A-07-SP/9-A-07-RZ  
SECTOR PLAN AMENDMENT  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Bud DeFoe

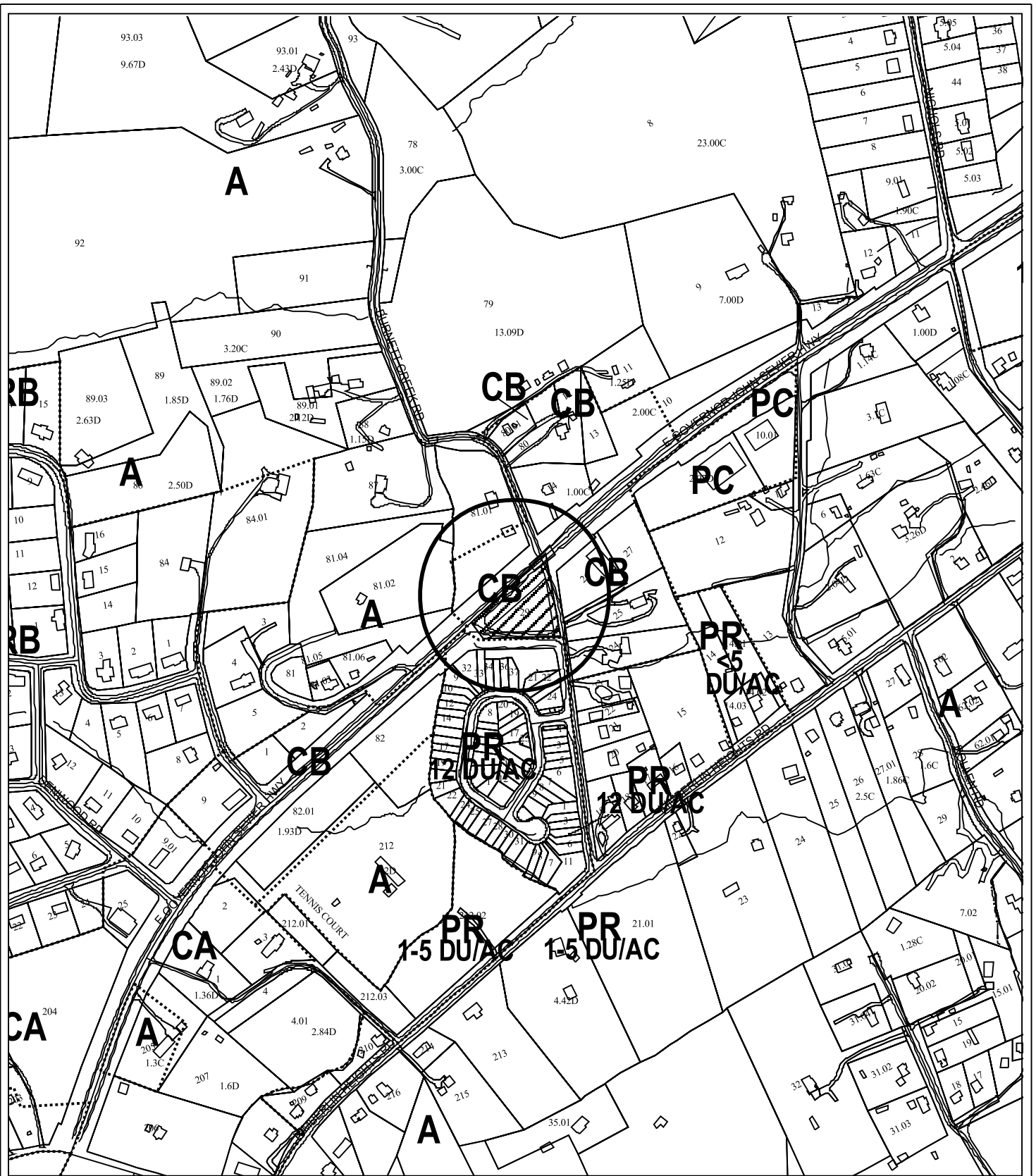
Map No: 125

Jurisdiction: County

 From: LDR (Low Density Residential)  
To: C (Commercial)

Original Print Date: 08/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**9-A-07-RZ  
REZONING**

Petitioner: Bud DeFoe

Map No: 125

Jurisdiction: County



From: CB (Business and Manufacturing)  
To: CA (General Business)

Original Print Date: 08/24/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902