



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

▶ **FILE #:** 9-H-07-RZ

AGENDA ITEM #: 74

9-E-07-SP (REVISED)

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** FURROW REALTY FUND, L.P.
 OWNER(S): FURROW REALTY FUND LP
 NORTH AMERICAN PHILIPS COMSUMER ELECTRONIC CORP
 SHERROD HAL E SR & VELMA M

TAX ID NUMBER: 72 151,152 & 276

JURISDICTION: Commission District 8

▶ **LOCATION:** Northwest side Strawberry Plains Pike, south side I-40, east side Union School Rd.

▶ **TRACT INFORMATION:** 30 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a major arterial street with 4 lanes and a center median within 250' of right of way or Union School Rd., a local street with 22' of pavement width within 50-100' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services) and A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land and office building

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

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of commercial plan designations and zoning from adjacent properties to north, south and east.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Restaurants, hotels and I-40 right of way / C & TR / C-3 (General Commercial) & OS-1 (Open Space Preservation)

South: Dwellings and a trucking business / O & C / A (Agricultural) and I-3 (General Industrial)

East: Strawberry Plains Pike / C / CA (General Business), CB (Business & Manufacturing) and C-6 (General Commercial Park)

West: Dwellings / O & LDR / 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 C (Commercial) sector plan designation for portion of the site as shown on attached MPC staff recommendation map. (Applicant requested C designation for the entire site.)**

Commercial uses are very appropriate on the easternmost and northernmost portions of the site along I-40 and Strawberry Plains Pike, but should not be extended to the western portion of the site adjacent to Union School Rd., where they would not be compatible with adjacent residential uses.

- ▶ **APPROVE CB (Business & Manufacturing) zoning for the eastern portion of the site and OB (Office, Medical & Related Services) zoning for the western portion, as shown on attached MPC staff recommendation map. (Applicant requested CB for entire site.)**

CB zoning is compatible with the scale and intensity of adjacent development and zoning in the eastern portion of the site, but not in the western portion of the site, adjacent to residential uses. OB zoning is more appropriate for this area and is consistent with the sector plan proposal for the area.

COMMENTS:

These applications are for the portion of the overall site that is in Knox County's jurisdiction. There is an additional 1.77 acre parcel (152.01) that is part of the overall site, but is located within the City Limits of Knoxville. It is currently designated office on both the One Year Plan and sector plan and zoned O-1. The applicant has submitted a One Year Plan amendment request for GC and a rezoning request for C-4 on this parcel, which will be officially considered at the October 11, 2007 meeting. In order for the Planning Commission to consider the entire site, including the City portion in considering approval of these requests, staff has reviewed the City portion also. Staff intends to recommend approval of the GC plan designation and C-4 zoning at the October meeting. Because of the One Year Plan policy that individual amendments can only be accepted on a quarterly basis, October was the earliest that the City portion of this proposal could be considered. These applications have been filed and will be on the October 11, 2007 MPC agenda (10-B-07-RZ/10-A-07-PA).

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CB zoning on the recommended portion of the site is compatible with the scale and intensity of the surrounding development and zoning pattern. The CB recommended portion of the site is adjacent to C-3, C-6, I-3 and CB zoning.
2. CB is a logical extension of commercial zoning from the north and east around the Strawberry Plains Pike/I-40 interchange.
3. The office plan designation and OB zoning on the western portion of the site, closer to residential uses, will serve as a transitional zoning between commercial and residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in the area 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 development proposed, but the site is appropriately located on 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 should be minimal.

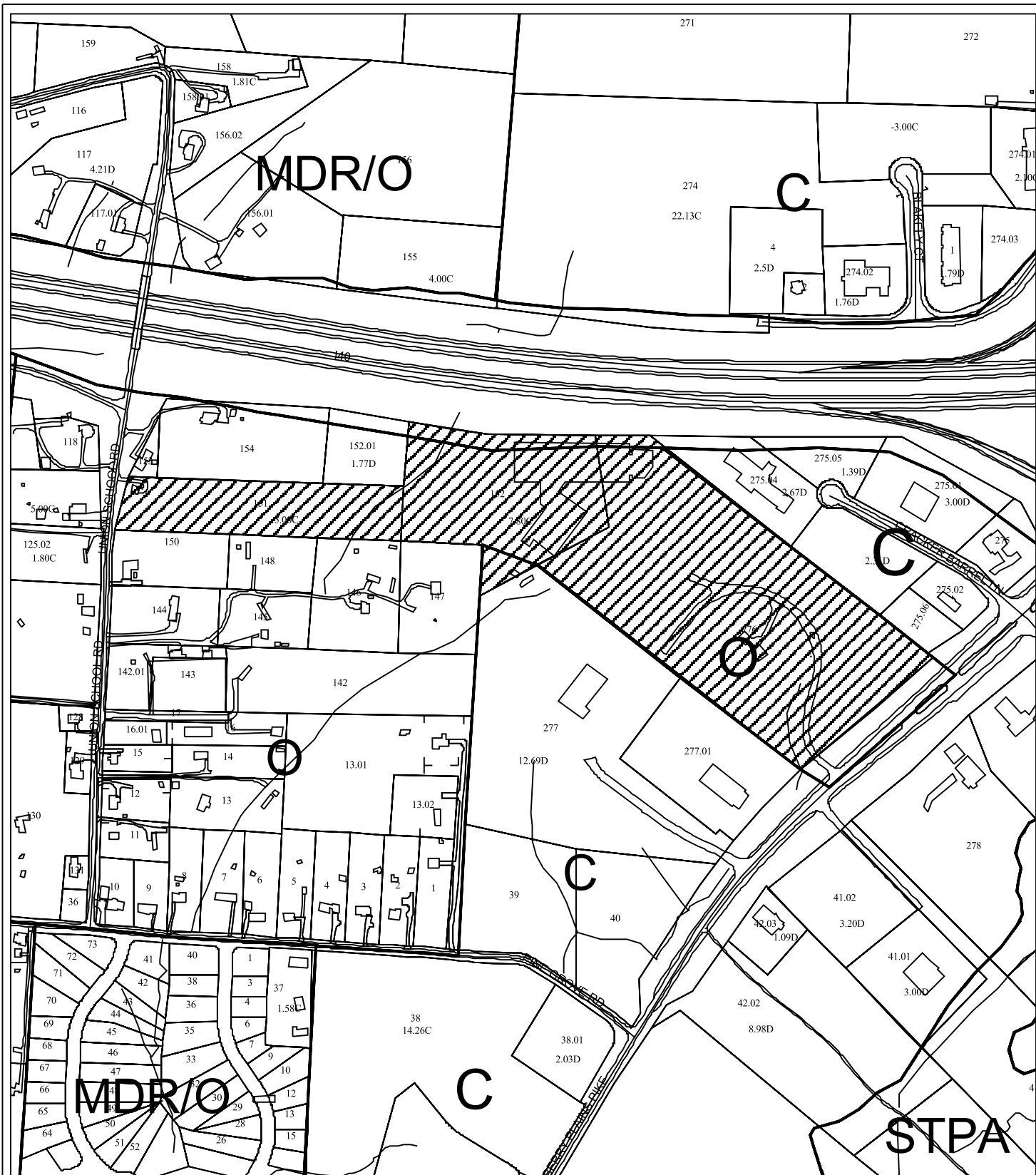
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to commercial on a portion of the site, CB zoning is consistent with the East County Sector Plan. The OB zoning on a portion of the site is consistent with the current sector plan proposal for the western portion of the site.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
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 recommend further extension of commercial uses to the south 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 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-E-07-SP/9-H-07-RZ
SECTOR PLAN AMENDMENT
EAST COUNTY SECTOR PLAN AMENDMENT**

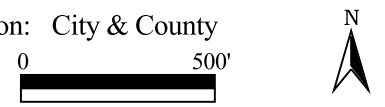
Petitioner: Furrow Realty Fund, L.P.

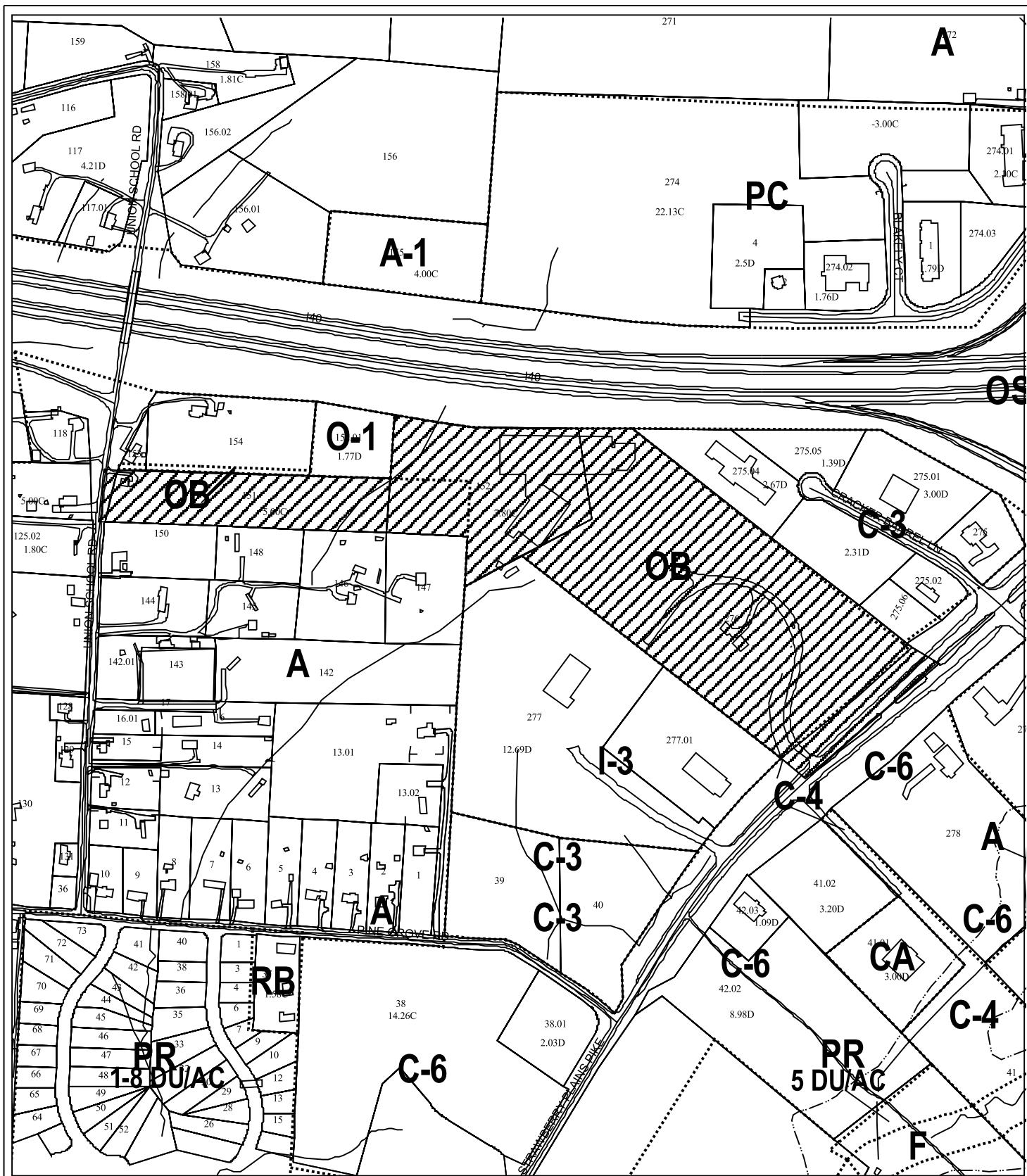
Map No: 72

Jurisdiction: City & County

From: O (Office)
To: C (Commercial)

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





9-H-07-RZ

MPC STAFF RECOMMENDATION: REZONING



From: OB (Office, Medical, and Related Services) and A (Agricultural)
 To: CB (Business and Manufacturing)

Original Print Date: 08/28/07 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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