



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

**FILE #:** 3-I-08-RZ **AGENDA ITEM #:** 55  
 3-D-08-SP (REVISED) **AGENDA DATE:** 8/14/2008

POSTPONEMENT(S): 3/13/2008-7/10/2008

**APPLICANT:** PJC PROPERTIES, LLC  
**OWNER(S):** RAMSEY JOHN MICHAEL & PATRICK M RAMSEY

TAX ID NUMBER: 83 076,81,82  
 JURISDICTION: Commission District 8

**LOCATION:** South side Strawberry Plains Pike, west of E. Governor John Sevier Hwy.

**TRACT INFORMATION:** 39.09 acres.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with 22' of pavement within a 50' right-of-way.

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

WATERSHED: Swan Pond Creek

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) & STPA (Stream Protection Area) / A (Agricultural) & F (Floodway)

**PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) & STPA (Stream Protection Area) / PC (Planned Commercial) & F (Floodway)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Trucking warehouse / distribution

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Consideration for CB rezoning was withdrawn from MPC's agenda in 2004. (10-U-04-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Residences and agricultural uses /LDR/A Agricultural  
 South: Creek / STPA/F Floodway  
 East: Residence and vacant land / LDR/ A Agricultural  
 West: Creek, residence / STPA/ LDR/ F Floodway

NEIGHBORHOOD CONTEXT: This vacant site is part of a rural residential area developed under Agricultural zoning that has experienced some recent commercial development under CA and PC zones.

**STAFF RECOMMENDATION:**

**WITHDRAW at the request of the applicant (see attached letter)**

The LI (Light Industrial) designation should not extend north of Swan Pond Creek and its floodway, which provides a natural buffer to protect rural residential properties to the north.

► **Withdraw at the request of the applicant (see attached letter)**

PC and other commercial zones should be limited to the properties south of Swan Pond Creek and those parcels immediately adjacent to the Gov. John Sevier Highway and Strawberry Plains Pike intersection. Although the LI sector plan amendment includes the parcels between this site and the intersection, zoning only the western parcel to PC and leaving the other two parcels zoned Agricultural would not meet this criteria.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The LI designation and PC zoning would establish non-residential uses north of Swan Pond Creek and west of the Strawberry Plains Pike/Gov. John Sevier Hwy. intersection established commercial node which serves area residents, travelers and industrial park users from the south.
2. A large portion of the site is designated as stream protection area on the sector plan, because of a floodway (Swan Pond Creek) that runs along the western and southern boundary line of the site and serves as a buffer from the industrial uses and zoning to the south. The requested LI designation and PC zone will extend intrusive commercial zoning north of this floodway and extend a strip commercial land use pattern along the south side of Strawberry Plains Pike, west of the Gov. John Sevier Hwy. intersection.
3. Light industrial uses should be restricted to the established light industrial area south of Swan Pond Creek. This area includes the Forks of the River Industrial Park, where land may also be available for this type of development.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Strawberry Plains Pike and E. Gov. John Sevier Hwy. are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The LI designation and PC zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and Knox County Engineering staff the opportunity to review plans and address issues such as stream protection/drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns.
4. Approval of these requests would likely lead to similar commercial requests for properties along the north side of Strawberry Plains Pike across from this site

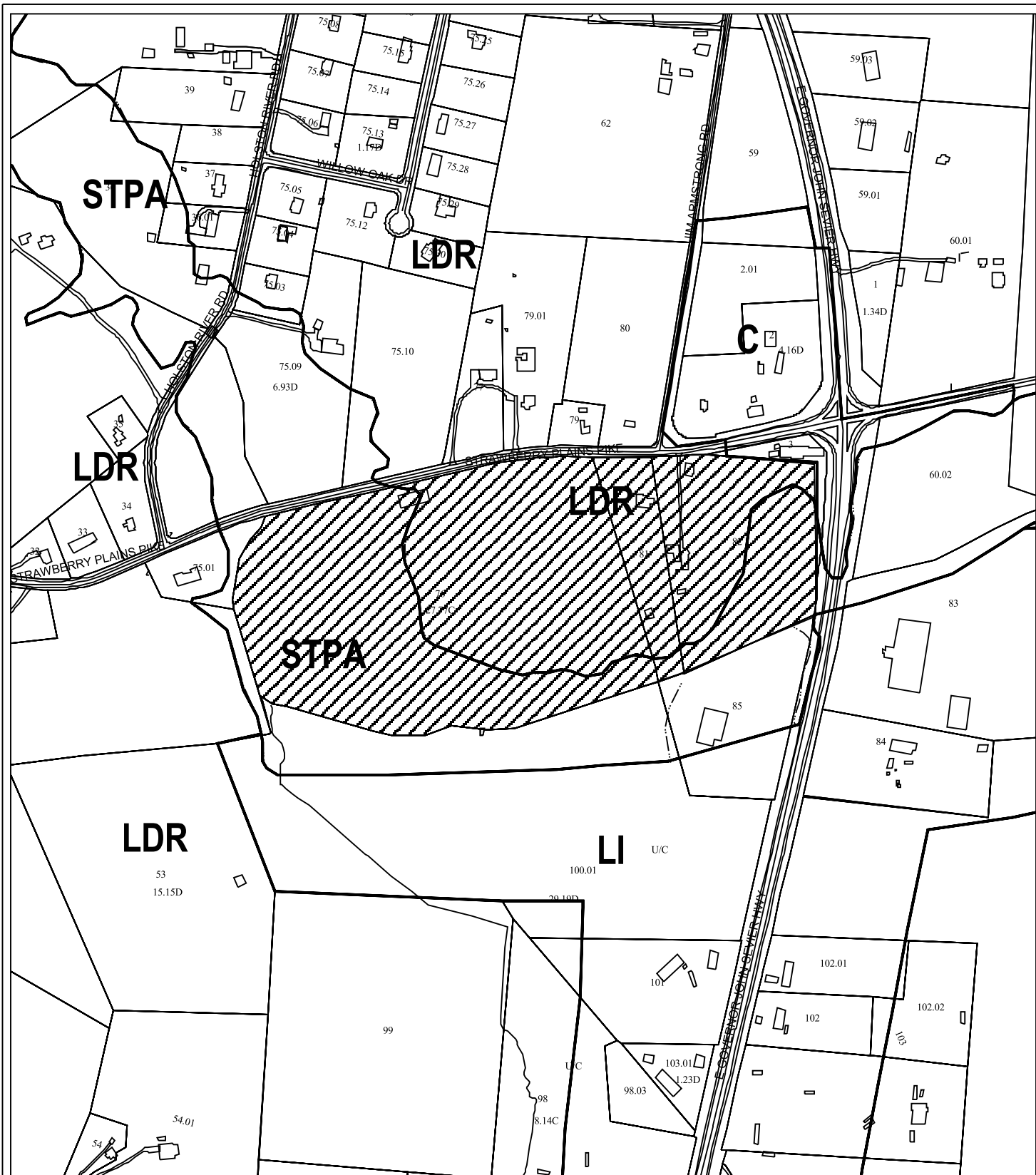
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the approval of the requested LI plan amendment, PC zoning would be consistent with the East County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future sector plan amendment and rezoning requests for commercial and light industrial uses in the immediate area.
4. In preparing the sector plan, the MPC staff looked at the creek and corresponding floodplain and determined that low density residential uses were the appropriate land uses for this site for the following reasons: (1) Water quantity and quality impairment would be avoided with a less intense use; (2) The stream and its riparian area are natural buffers and form a line to separate warehousing and industrial operations from the residential areas (i.e., light industrial/warehousing south of the stream) and (3) LDR was a reasonable alternative in view of the number of units that could be accommodated on the site once "density credits" for the floodplain are taken or fill is placed in one half of the floodplain (as per County regulations).

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.


If approved, this item will be forwarded to for action on . If denied, MPC's action is final, unless the action to deny is appealed to . 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.

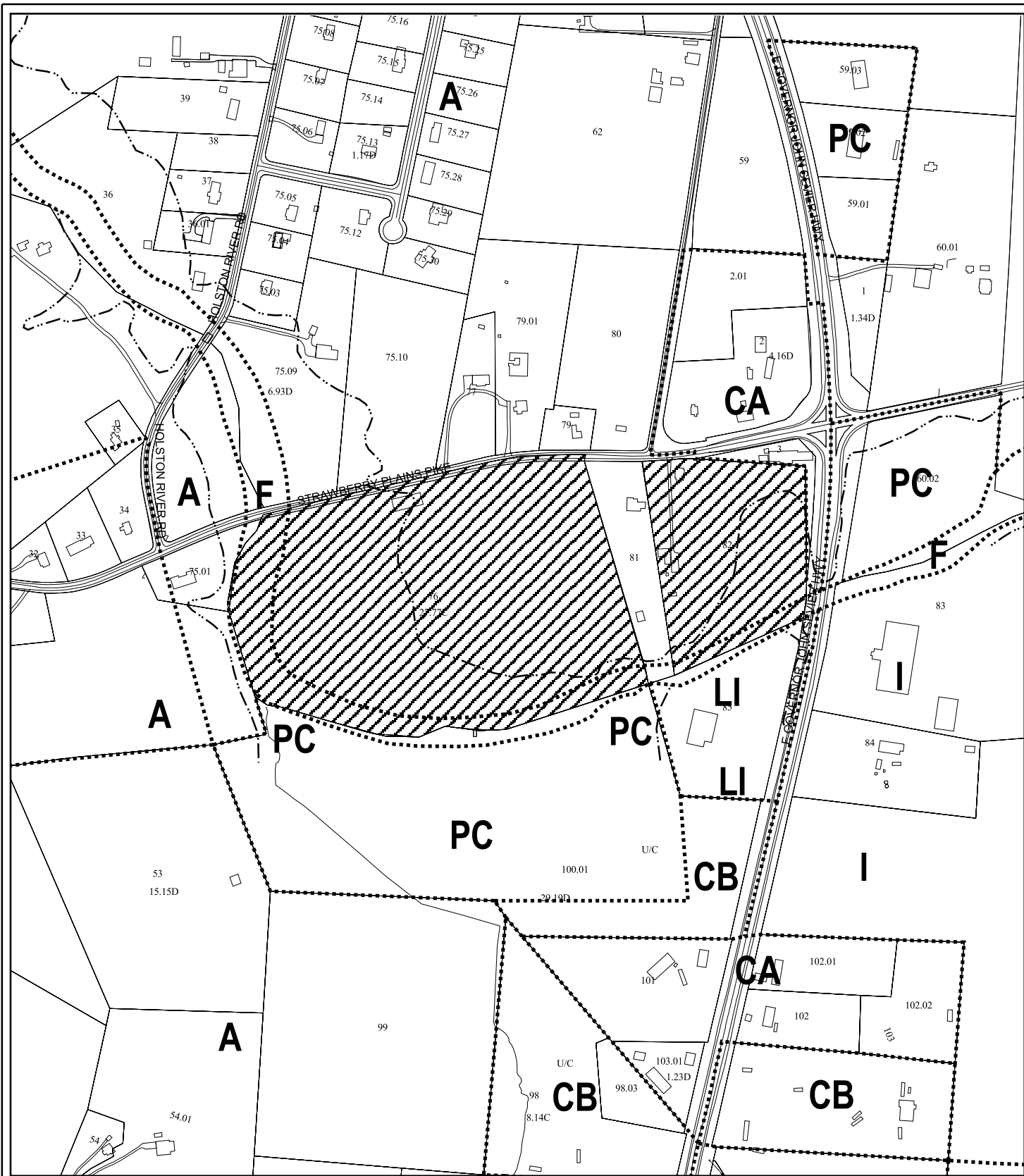


**3-D-08-SP/3-I-08-RZ  
SECTOR PLAN AMENDMENT  
EAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: PJC Properties, LLC  
 Map No: 83  
 Jurisdiction: County



 From: LDR (Low Density Residential) & STPA (Stream Protection Area)  
 To: LI (Light Industrial) & STPA (Stream Protection Area)  
 Original Print Date: 02/28/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**3-I-08-RZ  
REZONING**

Petitioner: PJC Properties, LLC

Map No: 83

Jurisdiction: County



From: A (Agricultural) & F (Floodway)  
To: PC (Planned Commercial) & F (Floodway)

Original Print Date: 02/28/08 Revised: 03/06/08  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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July 22, 2008

Mr. Mark Donaldson  
MPC Executive Director  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

*Via Hand-Delivery*



Re: Rezoning of 5428 Strawberry Plains Pike  
Application of PJC Properties, LLC  
Plan Amendment – 3-D-08-SP  
Rezoning – 3-I-08-RZ

Dear Mr. Donaldson:

On behalf of the applicant I would request that the above rezoning application be withdrawn.

I would further like to thank you and your staff, in particular Michael Carberry, Ken Pruitt and Buzz Johnson for their assistance in working out the transaction by which Knox County Parks and Recreation ended up with the subject property and my client ended up with property already zoned industrial on National Drive. This resulted in a situation in which all parties were winners. My client received property that is perfect for his development. Knox County Parks and Recreation received a much larger tract of land for use as soccer fields, and the people on Strawberry Plains Pike ended up with a new park.

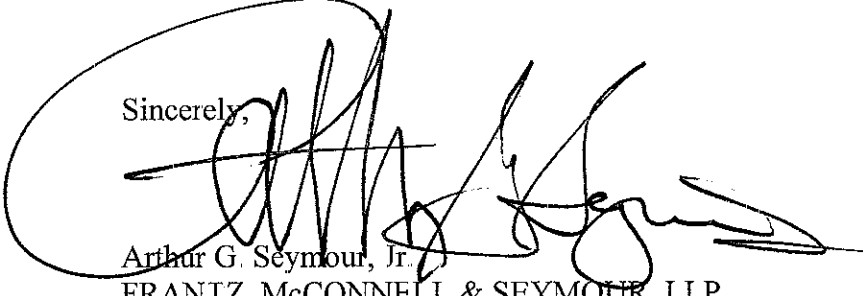
I also want to thank Doug Bataille, Director of Knox County Parks and Recreation, for his hard work in bringing this matter to a conclusion. In retrospect, although the deal seems like a no brainer, it required a lot of hard work on his hard part.

Again, please extend my thanks to the staff of Metropolitan Planning Commission for bringing this matter to a successful conclusion for all.

With best wishes, I am,

Mr. Mark Donaldson  
July 22, 2008  
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Sincerely,



Arthur G. Seymour, Jr.  
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:tme

cc: Mr. Pat Curry  
Mr. Doug Bataille, Director

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