



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

▶ **FILE #:** 7-D-08-PA **AGENDA ITEM #:** 58  
POSTPONEMENT(S): 7/10/2008 **AGENDA DATE:** 8/14/2008  
▶ **APPLICANT:** JAMES R. CHRISTOPHER  
OWNER(S): SIMMONS PROPERTIES

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TAX ID NUMBER: 133 E B 026  
JURISDICTION: Council District 2  
▶ **LOCATION:** East side Morrell Rd., north of Queensbury Dr.  
▶ **APPX. SIZE OF TRACT:** 25000 square feet  
SECTOR PLAN: West City  
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
ACCESSIBILITY: Access is via Morrell Rd., a two-lane minor arterial street with 24' of pavement within a 50' right-of-way.  
UTILITIES: Water Source: KUB  
Sewer Source: KUB  
WATERSHED: Fourth Creek

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▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) /  
▶ **PROPOSED PLAN DESIGNATION:** O (Office)  
▶ **EXISTING LAND USE:** Vacant lot  
▶ **PROPOSED USE:** Office  
EXTENSION OF PLAN DESIGNATION: No for the One Year Plan ; yes for the Sector Plan  
HISTORY OF REQUESTS: None noted for this site, but other property in the area has been approved and denied Office designation.  
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residences / LDR /R -1 Residential  
South: Residences / Office/R-1 Residential  
East: Residence / LDR/R-1 Residential  
West: Morrell Rd., and residences /LDR/R-1 Residential  
NEIGHBORHOOD CONTEXT This site is surrounded by residential use and R-1 zoning.

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**STAFF RECOMMENDATION:**

▶ **DENY the O (Office) designation**

Although mixed use (office/medium density residential use) is proposed for the adjoining property to the south, all the property surrounding this site are developed with single family housing and zoned R-1 Residential. Office use of this individual site would be out of character with the adjoining uses and zoning.

**COMMENTS:**

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The adopted sector plan provides a consistent comprehensive Mixed Use (O/MDR) boundary which should be maintained.
2. Although the sector plan designates the adjoining property MU (MDR/O), the adopted One Year Plan shows this site and the surrounding property LDR because it acknowledges the current R-1 zoning and established residential development pattern of the subject site and surrounding property.
3. This parcel is located in an area where some transition to office use has occurred. However, all the property surrounding this site are in residential use. Other residential properties to the rear of the subject property on the west side of Rocky Hill Rd. where recently denied office rezoning by MPC because of the potential adverse impact that rezoning would have on the area.
3. Approval of the One Year Plan amendment would allow office zoning and uses to be considered for this site including the use of the existing residence or the construction of a new structure on the property for office uses, contrary to the established residential zoning and uses found on surrounding properties.

#### EFFECTS OF THE PROPOSAL

1. Any request for Office designation of this site should anticipate added traffic volumes and turning movements and its adverse impact on the traffic flow on Morrell Rdt, which already has school, office and commercial traffic in addition to through traffic.
2. Public water and sewer are also available to the site.
3. Office designation of this site is not consistent with the surrounding residential development and zoning and will negatively impact surrounding residential properties.
4. Any further conversion of existing residences to offices in this area should occur comprehensively and include projected road improvements that will accommodate the additional office traffic, as well as offer means to preserve the character of the residential neighborhood remaining.

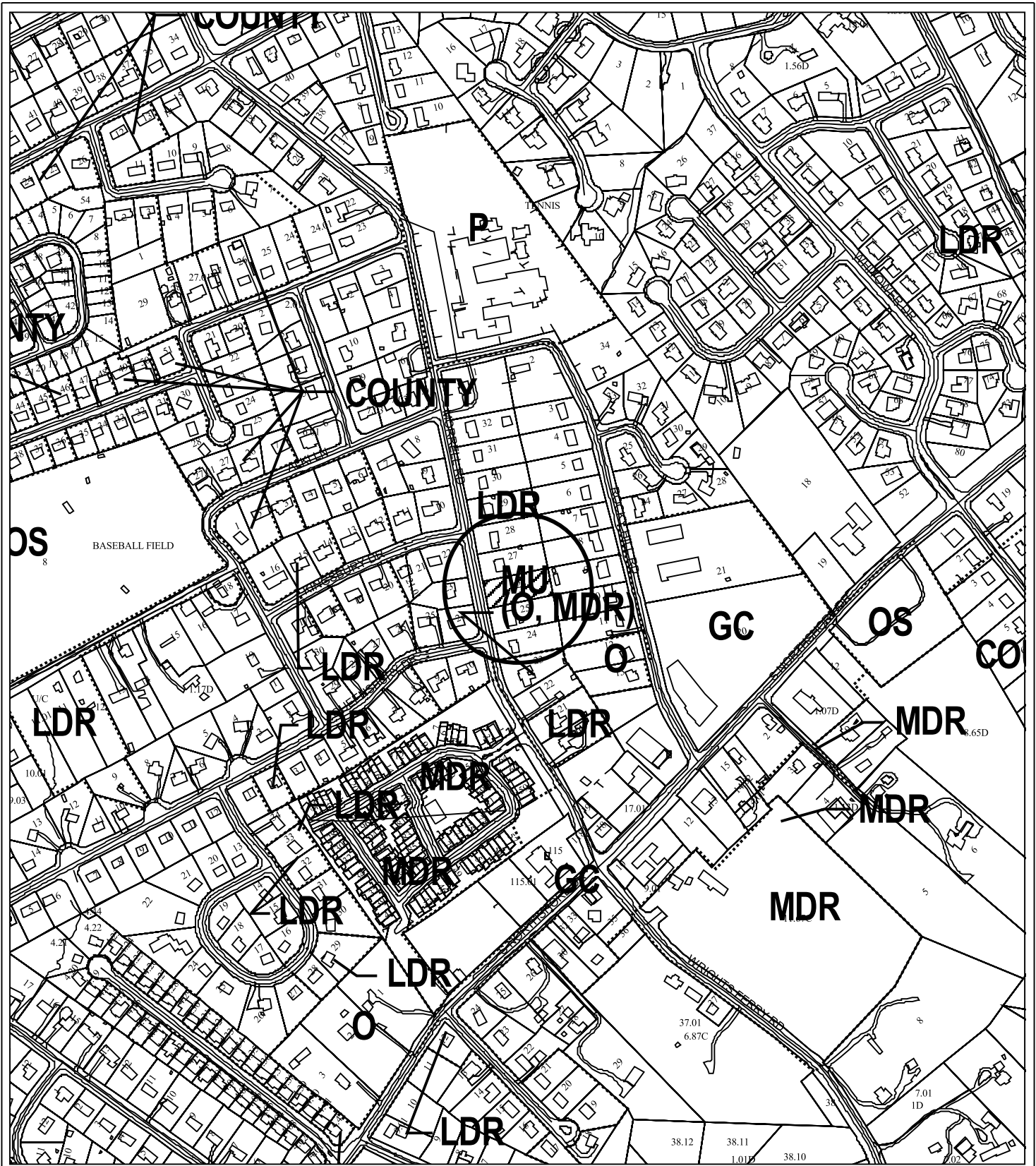
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Office designation of this property expands the Mixed use (office/MDR) proposal by the West City Sector Plan without identifying and addressing the potential adverse impacts of the expansion.
2. The site is within the Urban Growth (Inside the city) Boundary as shown on the Knoxville-KnoxCounty-Farragut Growth Policy Plan map.
3. If this request is approved it is anticipated that additional requests for changes from residential to office uses will occur along Morrell Rd. and Rocky Hill Rd. in the future.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/9/2008 and 9/23/2008. 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.




7-D-08-PA  
 PLAN AMENDMENT

Petitioner: James R. Christopher

Map No: 133

Jurisdiction: City

 From: LDR (Low Density Residential)  
 To: O (Office)

Original Print Date: 06/18/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# SIMMONS PROPERTIES

P.O Box 10093  
KNOXVILLE TN. 37939-0093  
584-2818

Metropolitan Planning Commission

This letter and packet is submitted for your consideration of rezoning of my undeveloped property located at 1300 Morrell Road in Knoxville Tn.

I am asking in humbleness for your approval on you recommending my property for rezoning from R1 to O-Office. We have provided a map with letters from several of the homeowner's that is directly affected on both sides and the rear of this property, and as you can see all of the homeowner's that we talked to and got letters from have no objections of this zoning change, and actually encourage it.

This section of Morrell Road has been recommended and converted to this type of rezoning and commercial development in the past and we feel that it will continue in the future and we respectfully ask you to remain consistent with your past decisions and continue this pattern.

Simmons properties would like to construct a high quality upscale office building of all brick or stucco of approximately 3000 square feet in size and we will be soliciting for Doctors, Attorneys, Accountants or architects to occupy this location, our intent is not to take away from the neighborhood but to add to it, and we feel that placing this type of tenant and this type structure on this site will significantly enhance this section of Morrell Road and the City of Knoxville, and will not impact movement of traffic significantly over the 17,000 vehicle traffic count that this street now carries. In addition this lot now generates \$476.25 in taxable revenue and providing a structure of the type that we plan to construct with an approximate value of \$450,000.00 (180,000.00 assessed value) it will generate \$9,900.00 in taxable revenue for the City and County tax base annually. Opposed to having a house on this location, with \$150,000 value it would generate 2,062.50 annually.

This corridor is very conducive for people traveling in from Southwest Knox County and Blount County to one of our most busiest areas in Knoxville and we feel that this is just a natural progression of commercial growth and commerce and has a much higher value and a much better use than a residential house on this section of Morrell Road.

Simmons Properties is very proud of our city and has worked very hard to be a responsible developer, renovator Landlord and Stuart of what is ours to use, this can be verified by looking at some of our past renovations for example; 3601 Western Ave, (Retail strip center) in an Entitlement, Zone, 801 Teaberry Lane (which was a distressed unoccupied five unit Apt. building bank foreclosure) and 822 Maplehurst Court in down town Knoxville (which was the old Manning House) which all have been brought back to being great additions to the neighborhoods and City from deep despair, along with many other single family homes in Knoxville and Knox Co.

Thank you for your assistants and consideration in this matter.

Keith Simmons  
Simmons Properties



## Proposed Land Use

Map 10: Proposed Land Use

The Proposed Land Use Plan will serve as a guide for growth and for making zoning and subdivision decisions in the sector for the next 15 years. Several small changes have been made to the sector's Proposed Land Use Map. In some cases, the change was made to reflect existing zoning. In other cases, changes were made based on more accurate information on floodways and slope constraints. Market conditions, planned road improvements, traffic volume and adjacent land use are other reasons for changing the recommended land use. This plan will be incorporated into the General Plan for Knoxville and Knox County, and will be updated approximately every five years. During the interim period, sector plan amendments may be considered by MPC periodically. The General Plan is a 30 year comprehensive plan, outlining long-range vision and development policies. Development policies can be found in Appendix A of this document. The entire General Plan is available on the MPC web site.

The most significant changes in land use are proposed for the following areas:

- Watt Road/Palestine Lane—Changed to reflect commercial rezoning that has occurred since the last plan update. Property with good access to Palestine should be developed. Other portions are in slope protection areas and adjacent to residential neighborhoods; these areas should be set aside or developed with less intensity, and buffers of existing vegetation should be left in place or enhanced by additional plantings.
- Westland Drive/I-140 interchange—Changed to reflect existing land use.
- South side of Kingston Pike near N. Cedar Bluff—Changed from commercial, medium density residential and low density residential to recommend 'mixed uses' as defined in the following section.
- South side of Northshore Drive in Rocky Hill—Changed medium density residential to office (behind the commercial area) to reflect recent zoning request.
- Keller Bend Road near Northshore Drive and I-140, behind the commercial area—Recommended some acreage for office to establish a transition to the low density residential area.

Significant parcels with future development potential:

1. N. Cedar Bluff Road at Kingston Pike—Mix of uses including retail, office, medium density residential developed using the town center zone (TC-1) and/or planned commercial zones.
2. South side of Kingston Pike near N. Cedar Bluff—Mix of uses including retail, office, medium density residential and low density residential developed using the TC-1 zone, in harmony with the neighborhood subdivision properties. (Guidelines for TC-1 zoning are available on the MPC web site). Retail should be located in the core area fronting Kingston Pike with transitional areas of townhouses and office surrounding the retail core, buffering existing residential properties. Apartments can be considered above or adjacent to the ground level shops of the retail core. Low density residential at 1-3 dwelling units per acre in the rear portion of the property. Historic protection and adaptive reuse of the Sherrill House (9320 Kingston Pike) is also recommended. Property fronting Kingston Pike in this area may experience pressure to change land use in the future, inconsistent with deed restrictions. Noise, privacy, security, drainage, visual buffers, Kingston Pike access and traffic are all issues that must be addressed if changes to the existing residential nature of these parcels are contemplated for any reason. A mix of medium density residential and office is recommended.
3. Choto Peninsula—Rural and low density residential with recreational amenities and limited neighborhood retail services meeting the criteria outlined in Appendix B.
4. Russell Bend—Low density residential within the PR zone with recreational amenities and limited neighborhood retail services.
5. Toole's Bend Road, east of I-140—Master-planned low density residential with recreational amenities and limited



## Growth Policy Implications

### Map 9: Growth Policy Plan

Land use is influenced by the Knoxville-Knox County-Farragut Growth Policy Plan adopted in January 2000. The current plan has been in effect for five years and under the provisions of the state enabling law could be revised by the City of Knoxville, Knox County and Town of Farragut. The plan includes three classifications for land development within Knox County.

**Urban Growth:** Areas designated for Farragut and the City of Knoxville growth over the next 20 years are located adjacent to corporate limits. There is a small area west of Pellissippi Parkway along both sides of Kingston Pike that is designated as urban growth for the City of Knoxville. A small area along Concord Road is designated as urban growth for the Town of Farragut.

**Planned Growth areas:** These areas are intended to accommodate suburban growth expected to occur in unincorporated areas over the next 20 years. The planned growth areas are designated to accommodate expansion of the Knox County economy and meet other land development needs. Most of the land in Southwest County north of Northshore Drive is designated for Planned Growth.

**Rural area:** The designated Rural Area is preserved for farming, recreation, very low density residential (one unit per acre) and other non-urban uses and as a potential reserve area for future growth. Several exceptions to the rural designation are possible. If sanitary sewer, adequate roads and other urban services are provided, planned residential development at up to 3 units per acre may be approved in the rural area. Most of the land in Southwest County between Northshore Drive and the Tennessee River falls into the rural area category. Environmental features including steep slopes, lack of sanitary sewer and narrow, two-lane roadways contribute to the rural designation.

### Peninsula Development

For the most part, peninsula areas are designated for rural residential land use consistent with the Growth Policy Plan. One exception is the property on Toole's Bend Road east of I-140. This property was zoned for low density residential uses prior to formulation of the Growth Policy Plan.

Most of the peninsulas along the Tennessee River are slowly developing and likely will continue to develop. Because they are generally farther removed from goods and services, and often have steep terrain and poor roadways, these areas are not planned for growth more intense than the Growth Policy Plan outlines for rural areas. When sewer is available, it is preferable that housing units be clustered together on smaller than one-acre lots so that a large percentage of the land can remain as open space. This will help to preserve the scenic views and be less destructive on the natural environment. The Tennessee River is a water source for many communities, and every effort should be taken to protect it. Large sites should be rezoned to planned residential, with community amenities and services added as needed.

Increased density (toward three dwelling units per acre) may be approved if these planned residential sites offer connectivity, permanently preserve open space, provide parks, diverse types of housing, neighborhood retail services, off-site improvements and improved access.

Investigate need for elementary school in Choto Road area.	X	Knox County
Investigate need for branch library in Southwest County	X	Knox County

**Transportation Plan**

Project	Jurisdiction	Location	Description	5 YR	15 YR or More	Cost
Campbell Station Road	Farragut	Jamestown Blvd to Parkside Dr/ Grigsby Chapel Rd	Widen 2-lane to 5-lane	X		\$3,603,683
Concord Road (SR 332)	Farragut/Knox County	Turkey Creek Rd to Northshore Dr	Widen 2-lane to 5-lane	X		\$10,649,908
McFee Road	Farragut	Boyd Station Rd to 2,500' south of Old Stage Rd	Widen 2-lane to 3-lane	X		\$1,419,633
Old Stage Road/ Watt Road	Farragut	Johnsons Corner Rd to Kingston Pike	Reconstruct 2-lane section	X		\$1,419,633
Parkside Drive	Knox County	Mabry Hood Rd to Hayfield Rd	Widen 2-lane to 5-lane	X		\$7,284,369
Gallaher View Road	Knox County	Intersection w/ Gleason Dr	Reconstruct intersection	X		\$2,990,000
I-40/75	Farragut	Interchange w/ Campbell Station Rd	Reconstruct interchange		X	\$29,287,248
Virtue Road	Farragut	Boyd Station Rd to Kingston Pike	Reconstruct 2-lane		X	\$3,727,468
Westland Drive	Knox County/Knoxville	Morrell Rd to Ebenezer Rd	Reconstruct 2-lane section		X	\$10,649,908
Westland Drive	Knox County	Northshore Dr to Pellissippi Pkwy	Reconstruct 2-lane section		X	\$7,721,184
McFee Road/ Harvey Road	Knox County/Farragut	McFee Rd to Harvey Rd over railroad	Construct new bridge		X	\$10,175,289
Northshore Drive (SR 332)	Knoxville	Lyons View Pike to Wrights Ferry Rd/Morrell Rd	Widen 2-lane to 4-lane		X	\$18,654,696
Northshore Drive (SR 332)	Knox County	Wrights Ferry Rd/Morrell Rd to Ebenezer Rd	Widen 2-lane to 4-lane		X	\$29,508,337
Northshore Drive (SR 332)	Knox County	Pellissippi Pkwy to Concord Rd	Widen 2-lane to 4-lane		X	\$25,438,221
Gleason Drive	Knox County	Gallaher View Rd to Ebenezer Rd	Widen 2-lane to 4-lane		X	\$37,381,567
I-40/75	Knoxville/Farragut/Knox County	Loudon County Line to Pellissippi Pkwy	Widen 6-lane to 8-lane		X	\$57,881,137
Northshore Drive	Knox County	Concord Rd to Choto Rd	Widen 2-lane to 4-lane		X	\$36,175,710
Turkey Creek Road	Farragut	Brixworth Blvd to Boyd Station Rd	Construct new bridge and approaches to connect roads		X	\$8,440,999

To whom it may concern;

We are Mr. and Mrs Muri And Caroll Webb, our address is 1324 Morrell Road  
Knoxville Tn.. We have lived in our house at this location since 1972.

This letter is to state that we have talked to Mr. Simmons and he has explained to us what  
he would like to do with the property at 1300 Morrell Road. This property is located six  
lots to our North.

We have no objections to 1300 Morrell Road being rezoned to O-Office.  
We can be contacted at (865) 691-0858)

Thank You

A handwritten signature in cursive script that reads "Mr & Mrs Muri Webb". The signature is written in dark ink and is positioned above the typed name.

Mr. & Mrs Muri Webb



To whom it may concern:

My name is Norma Hampson and I have lived at 1320 Morrell Road since 1956. This letter is to state that I have talked to Mr. Simmons and he has explained to me what his plan is for the property located at 1300 Morrell Road. This property is located five lots to my North, and I have no objections to this property being rezoned to O-Office. I can be contacted at (865) 691-0505

Thank You

Norma Hampson

A handwritten signature in cursive script that reads "Norma J. Hampson". The signature is written in black ink and is positioned below the printed name.

To whom it may concern

7/10/08

We are Terry and Donna Cruz and we reside at 1308 Morrell Road Knoxville Tn. 37919. and have been at this location for over fifteen years.

This letter is to state that we are in favor of the rezoning of the property located at 1300 Morrell Road in Knoxville Tn. to O- Office, this property is located two lots north of our home on the same side of the street.

You can contact me by phone at;

Thank you



Terry and Donna Cruz

TERRY

771-9826 CC

771-9765 CC

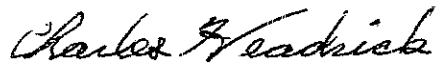
To whom it may concern

7/10/08

My name is Charles Headrick and I live at 1304 Morrell Road in Knoxville Tn 37919 and have for many years.

This letter is to express that I have talked to Mr. Simmons and he has explained to me what he would like to do with the property directly next door (to the North) of my property and I have no objections of the property being rezoned to O- Office. I can be contacted at (865) 670-8585.

Thank you



Charles Headrick



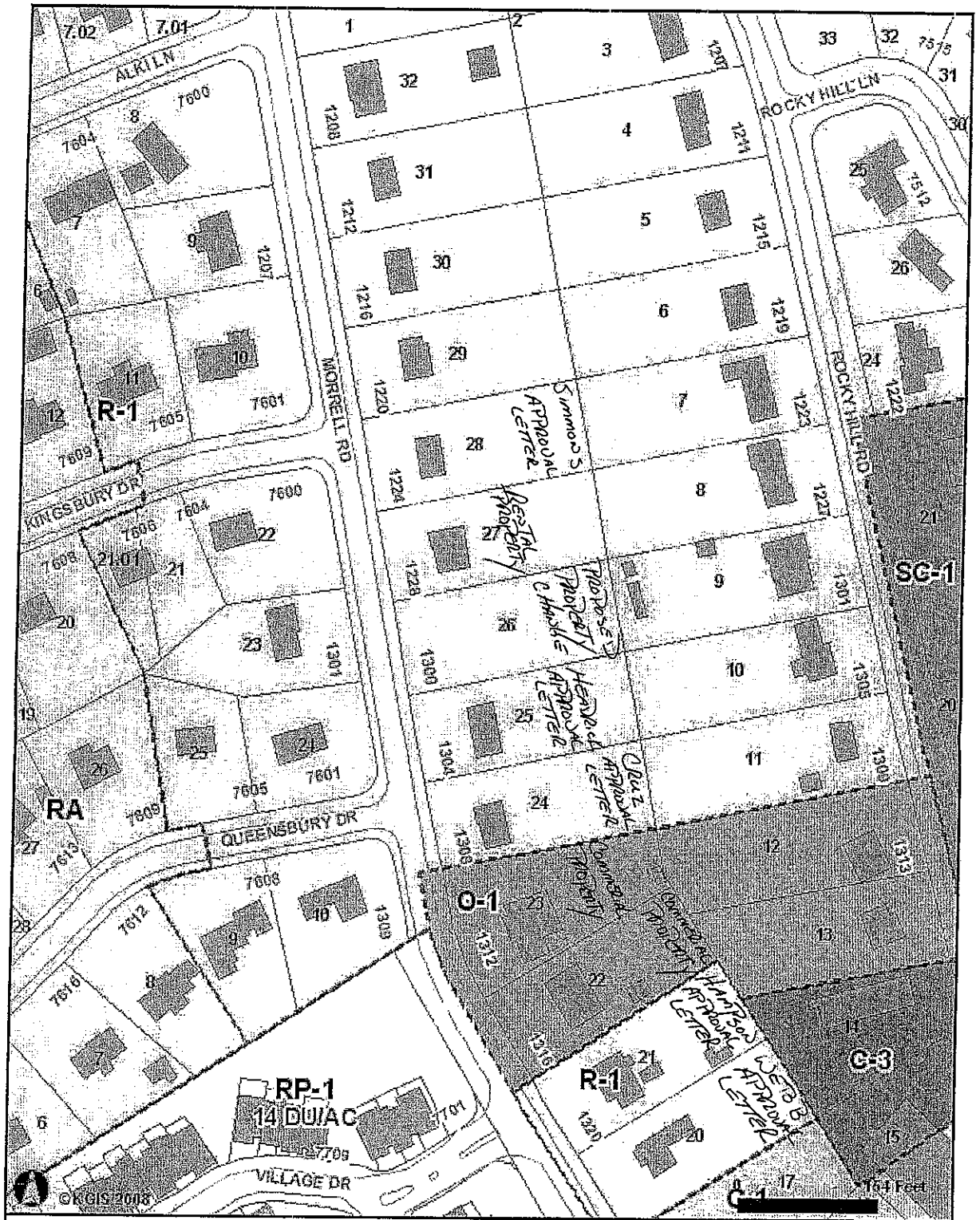
July 10, 2008

To Whom It May Concern:

As homeowner of 1224 Morrell Rd, I encourage the commercial rezoning of 1300 Morrell Rd. In the last year there have been several properties that have been zoned commercial on Morrell Rd and in the Rocky Hill area. All of which have increased local growth and property values. Zoning 1300 Morrell Rd. from residential to commercial would be beneficial to both the community and property owners.

Sincerely,

Chad Simmons



**KGIS Map**

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