



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

▶ **FILE #:** 1-F-08-RZ  
1-D-08-PA

**AGENDA ITEM #:** 64  
**AGENDA DATE:** 1/10/2008

▶ **APPLICANT:** MURPHY DEVELOPMENT, LLC  
**OWNER(S):** KURTZ REV JOSEPH E

**TAX ID NUMBER:** 79 M A 036-041  
**JURISDICTION:** Council District 3

▶ **LOCATION:** Northeast side Western Ave., northwest of John May Dr.

▶ **TRACT INFORMATION:** 12 acres.

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via Western Ave., a major arterial street with a 22' pavement width within an 88' right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in the C-3 zone

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, property to the east and south is designated for general commercial uses

**HISTORY OF ZONING REQUESTS:** A request for rezoned was denied in July of 2007 for MDR one year amendment and RP-1 zoning (7-E-07-RZ/7-C-07-PA).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Residences / R-1 (Low Density Residential)  
South: Residences & vacant commercial property / R-1A (Low Density Residential) & C-4 (Highway & Arterial Commercial)  
East: Storage facility & vacant / O-1 (Office, Medical & Related Services) & C-6 (General Commercial)  
West: Residences / R-1 (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** This site is located in an area with a mix of residential, office and limited commercial uses.

**STAFF RECOMMENDATION:**

▶ **DENY GC (General Commercial) one year plan designation.**

Commercial uses are inappropriate at this location along Western Ave. There are existing under-utilized

commercial nodes to the east and west of the site which are more appropriate for commercial development. MPC staff recommended approval of a rezoning and one year plan amendment request in July of 2007 (7-E-07 RZ/7-C-07-PA) for medium density residential uses and RP-1 zoning at a density of 16 du/ac. Knoxville City Council denied medium density residential use. MPC staff is recommending against the applicant's request for a general commercial land use designation and continues to recommend that residential uses are appropriate at this location.

► **DENY C-3 (General Commercial) zoning.**

C-3 zoning at this location is not appropriate at this time. There is a substantial amount of commercial zoned property in the area that could be further developed and would be consistent with the current sector plan proposal of low density residential.

**COMMENTS:**

**NEED AND JUSTIFICATION**

1. Uses allowed under C-3 zoning may negatively impact existing and future residential development in the area.
2. C-3 zoning would be more appropriate to west of the site at the intersection of Western Ave., Ball Camp Pike and McKamey Rd. or to the northeast of the site at the intersection of Oak Ridge Hwy., Beaver Ridge Rd., and Schaad Rd. Commercial development should be concentrated at the intersection of major roads.
3. There is an existing residential subdivision to the north of the site (Cumberland Estates) and south across Western Ave. (Glenmay). New C-3 zoning is not appropriate directly next to residential development, especially when there are other commercial sites available in the vicinity.

**EFFECT 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.
3. Regarding access to the subject property, Western Ave. at this location is a major arterial street and is able to accommodate more intensive traffic circulation patterns.
4. The proposed zoning is not compatible with the surrounding residential zoning and development and is not consistent with the sector plan proposal for the area.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

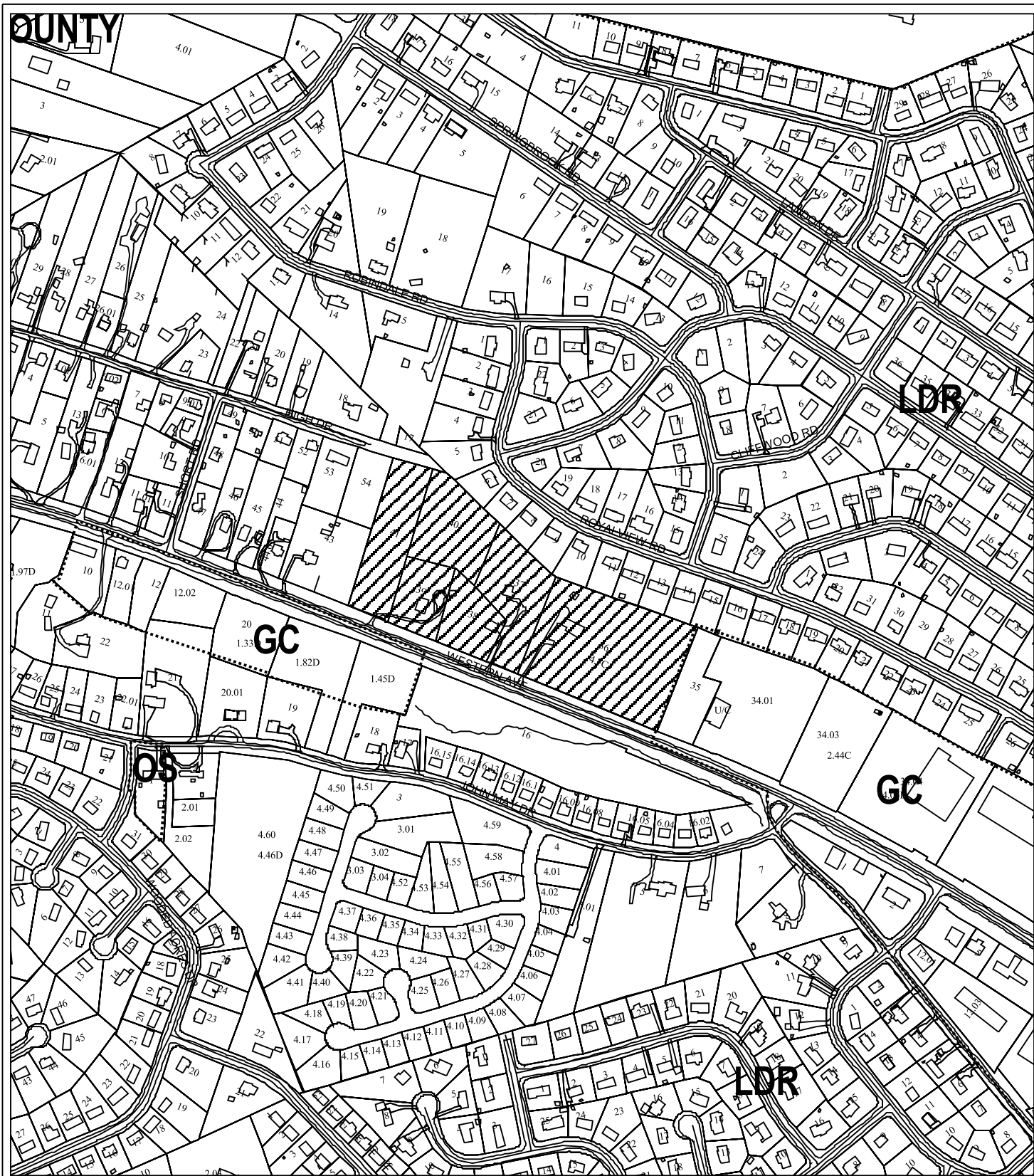
1. If the requested amendment to the Northwest City One Year Plan is approved, then C-3 zoning would be consistent with the plan. However, staff recommends denial of the plan amendment in order to maintain the current low density residential designation for the site.
2. The Northwest City Sector Plan calls for medium density residential uses and slope protection.
3. This site is located within the Urban Growth Area Growth Policy Plan map.
4. This request could generate similar requests for C-3 or other commercial zoning in this area.

**ESTIMATED TRAFFIC IMPACT:** 12952 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. 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.



**1-D-08-PA/1-F-08-RZ  
PLAN AMENDMENT**

Petitioner: Murphy Development, LLC

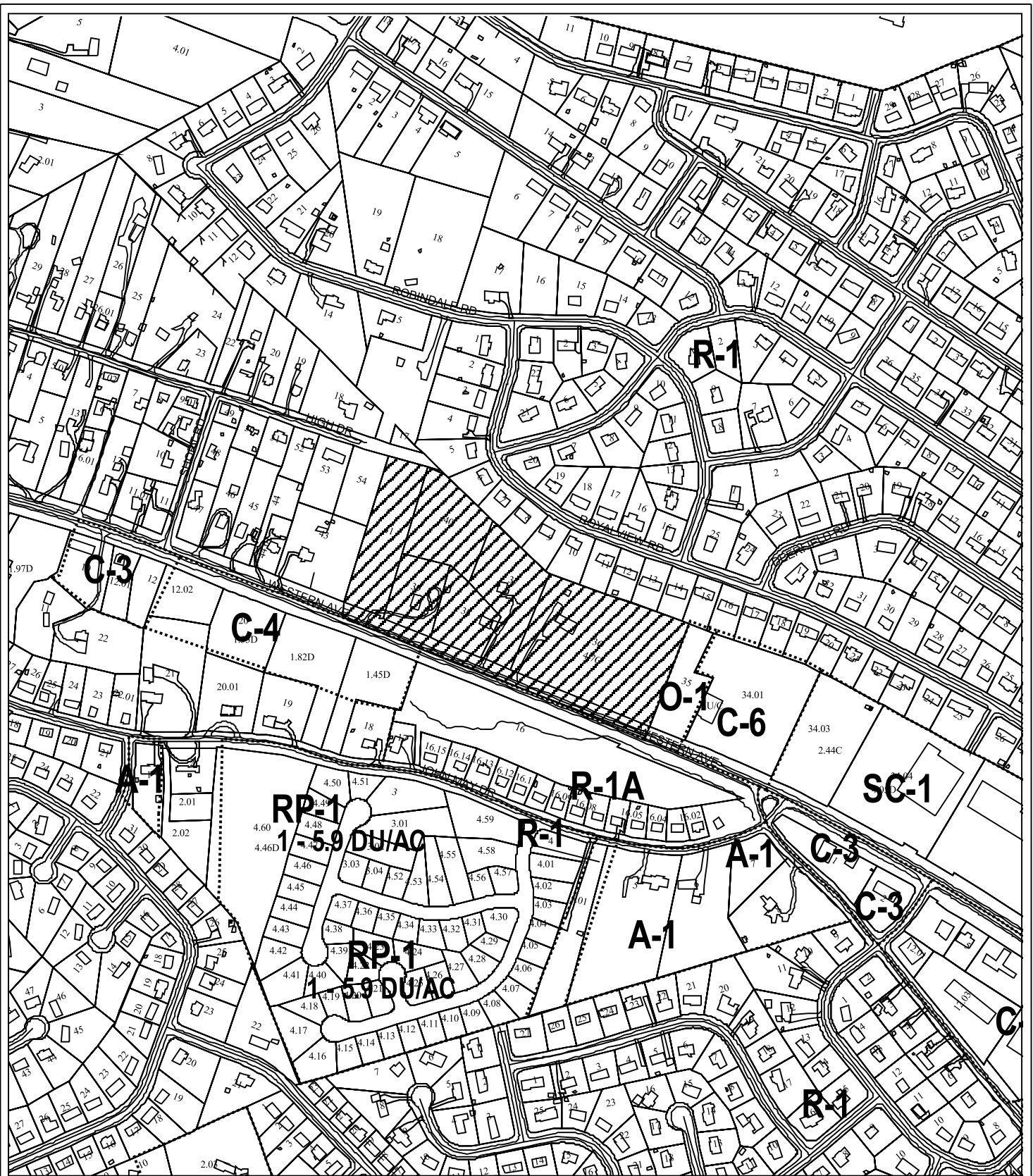
Map No: 79

Jurisdiction: City

From: LDR (Low Density Residential)  
To: GC (General Commercial)

Original Print Date: 12/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



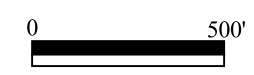



**1-F-08-RZ  
REZONING**

Petitioner: Murphy Development, LLC

Map No: 79

Jurisdiction: City



 From: R-1 (Low Density Residential)  
To: C-3 (General Commercial)

Original Print Date: 12/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902