



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

▶ **FILE #:** 1-T-08-RZ
1-B-08-SP

AGENDA ITEM #: 78
AGENDA DATE: 1/10/2008

▶ **APPLICANT:** **GLAUFENHEIN & LORD**
OWNER(S): JOHNSON C J JR & FAYE
ROGERS RALPH LEE & INEZ G

TAX ID NUMBER: 148 002, 003 MAP ON FILE AT MPC
JURISDICTION: Commission District 9

▶ **LOCATION:** **South side W. Gov John Sevier Hwy., west side W. Martin Mill Pike, north side Dan Rose Rd.**

▶ **TRACT INFORMATION:** **10.95 acres.**

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

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with 23' of pavement width within 110' of right of way, W. Martin Mill Pike, a minor arterial street with 33' of pavement width within 60' of right of way, or Dan Rose Rd., a local street with 18' of pavement width within 50' of right of way.

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

WATERSHED: Knob Creek and Stock Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / RA (Low Density Residential) & A (Agricultural)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **C (Commercial) and O (Office) / CA (General Business) & OA (Office Park)**

▶ **EXISTING LAND USE:** **Residence and vacant land**

▶ **PROPOSED USE:** **Mixed use retail/office**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of C designation and CA zoning from the east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: W. Governor John Sevier Hwy. - Residences / LDR / A (Agricultural)

South: Residences / LDR / RA (Low Density Residential)

East: Convenience store with gas pumps, dwelling / C, LDR / CA (General Business) and RA (Low Density Residential)

West: Vacant land / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: With exception of two spot CA zoned parcels to the east of this site, this area is developed and zoned for rural to low density residential uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE C (Commercial) and O (Office) sector plan designations as requested, limited to PC zoning only.**

Commercial uses at the intersection and transitional office uses at the western end establish an acceptable zoning pattern for development of a commercial node. Both of the intersecting streets are designated as arterial streets, which makes this intersection a suitable location for a small commercial node.

- ▶ **APPROVE PC (Planned Commercial) zoning on the entire site, subject to 1 condition.**

1. The westernmost 4.31 acres (as shown on attached survey) shall be limited to uses permitted in the OA zone.

PC zoning will allow appropriate commercial development of the site but will require MPC approval of a use on review development plan prior to development, providing the opportunity for MPC staff and public review.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal will further establish this intersection commercial node which will serve area residents and other users driving on these two arterial streets. This traffic signal controlled intersection of two arterial streets is an appropriate location for commercial uses.
2. A gas line runs through the center of the property and the site is adjacent to residential uses to the south. The PC zone will allow staff to work with the developer to develop around the gas line and provide buffering to minimize the impact to adjacent residential properties.
3. There are two other parcels to the east of the site that are zoned CA for commercial development.
4. PC zoning will allow development of businesses at this major intersection, but will require use on review approval prior to development.
5. Maintaining an office plan designation and allowing only office uses at the western end of the site creates a stopping point for commercial uses in the intersection node, as well as providing a transitional area between commercial and residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site, but may have to be extended to serve this site.
2. The proposal will have no impact on schools. W. Gov. John Sevier Hwy. and W. Martin Mill Pike are arterial streets that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. 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 grading, drainage, access, setbacks, landscaping, lighting, layout and traffic circulation, as well as other development concerns. Although the Zoning Ordinance suggests that 20 acres is an optimal minimum size for PC development, this is a situation where PC zoning would be most appropriate for the development of the site.
4. During the use on review development plan stage, the applicant will be expected to provide significant landscape screening along the southern boundary of the site, where adjacent to residential uses. In addition, if access is proposed from Dan Rose Rd., it will need to be placed in a location to minimize the impact to adjacent residential uses. Development should be oriented as close as possible to W. Governor John Sevier Hwy, to reduce the impact to adjacent residents.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

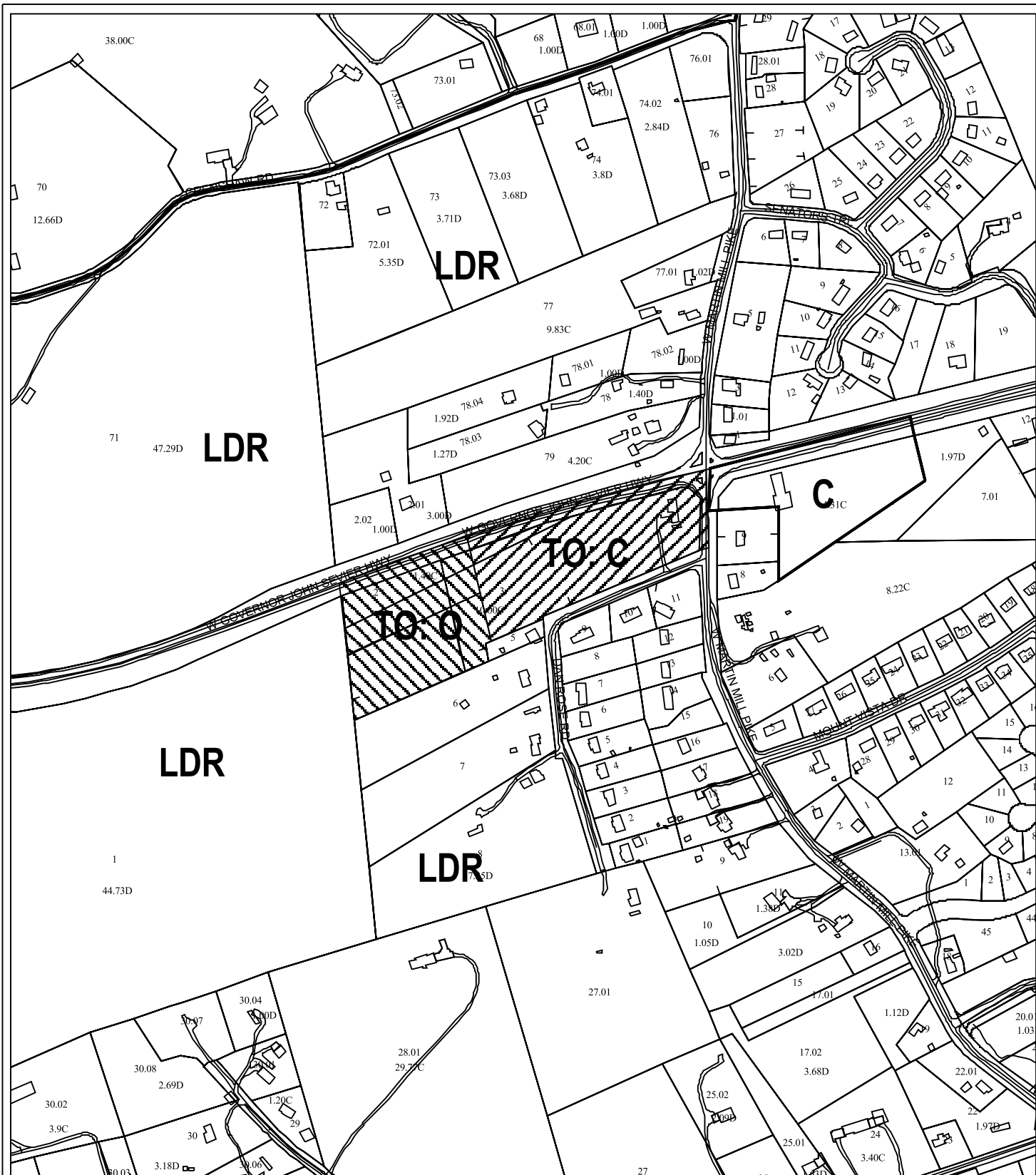
1. With the recommended plan amendment to commercial, PC zoning is consistent with the South County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. W. Governor John Sevier Hwy. is designated as a Scenic Highway by Tennessee State Legislation. This restricts the height of any building within 1,000 feet of the designated road to 35' above road elevation. It also prohibits the establishment of junkyard or trash dumping operations and prohibits the erection of a billboard.

4. This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area.

ESTIMATED TRAFFIC IMPACT: Not calculated.



ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2008. 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.



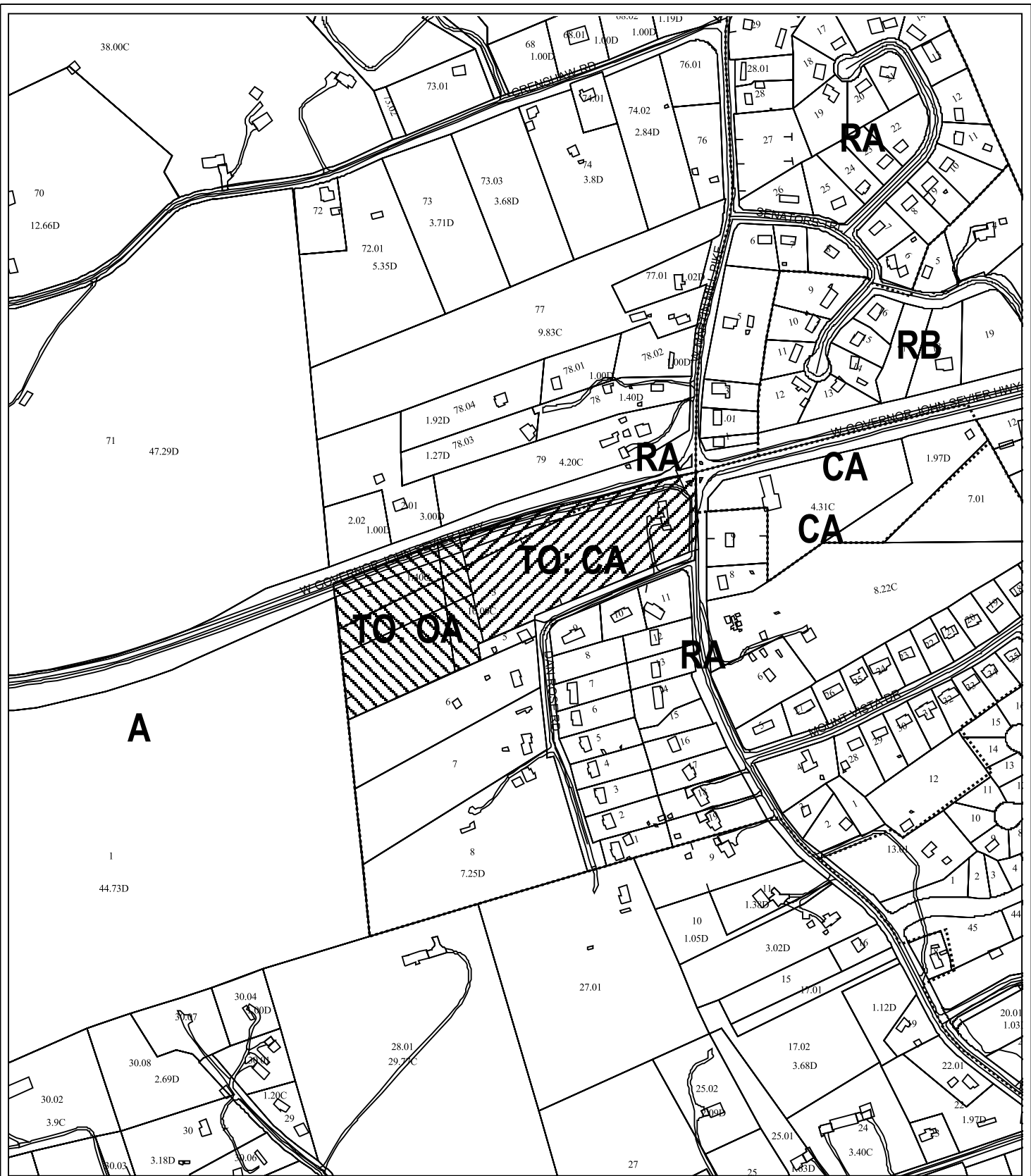
**1-B-08-SP/1-T-08-RZ
SECTOR PLAN AMENDMENT
SOUTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Glaufenhein & Lord
Map No: 148
Jurisdiction: County

-  From: LDR (Low Density Residential)
To: C (Commercial)
-  From: LDR (Low Density Residential)
To: O (Office)

Original Print Date: 12/28/07 Revised: 01/03/08
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-T-08-RZ
REZONING**



From: RA (Low Density Residential) & A (Agricultural)
To: CA (General Business)

From: RA (Low Density Residential) & A (Agricultural)
To: OA (Office Park)

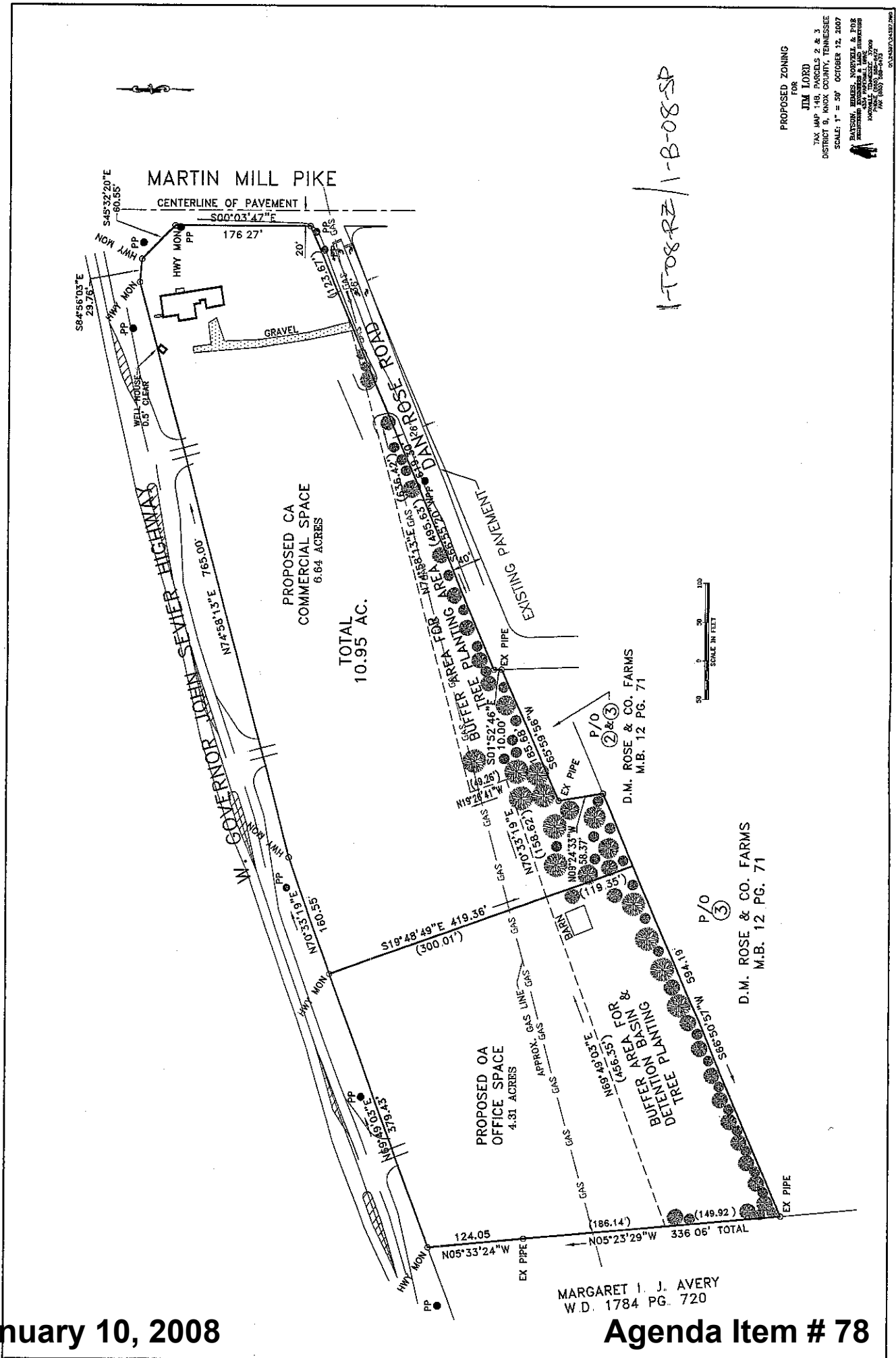
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Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Glaufenhein & Lord

Map No: 148

Jurisdiction: County





PROPOSED ZONING
FOR
ITEM 1080
TAX MAP 14B PARCELS 2 & 3
DISTRICT 9, KNOX COUNTY, TENNESSEE
SCALE: 1" = 50' OCTOBER 12, 2007
RAYSON, BEARDS, SPOTZEL & FOX
PLANNING AND ENGINEERING
1000 W. MARKET ST., SUITE 200
KNOX, TN 37903-3527
PH: (615) 296-5277
FAX: (615) 296-5276

To All Commissioners
Metropolitan Planning Commission
Knox County

ATTN: Michael Brusseaux

We are asking you to please vote no on the rezoning of property on the southeast side of Martin Mill Pike at the John Sevier Hwy. intersection. Commercial zoning of this property is not in the Sector Plan, and we do not want more commercial zoning encroachment on our neighborhoods. This property was sold to a buyer who said he wanted to build condos, not rezone commercial.

#78

1-T-08-R2/1-B-08-SP

Thank you,
Bobby L. Sayne
Josephine K. Sayne
1-2-08
573-2516