



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

FILE #: 1-V-08-RZ
1-C-08-SP

AGENDA ITEM #: 80
AGENDA DATE: 1/10/2008

APPLICANT: TTC HALLS, LLC
OWNER(S): TTC HALLS LLC % DORTCH PHIL

TAX ID NUMBER: 38 082
JURISDICTION: Commission District 7

LOCATION: Northeast side Norris Fwy., southeast of Whitworth Dr.

TRACT INFORMATION: 1.7 acres.

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

ACCESSIBILITY: Access is via Norris Freeway, a two lane, minor arterial street with 45' of pavement within a 200' right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: C (Commercial) / SC (Shopping Center)

EXISTING LAND USE: Vacant land

PROPOSED USE: Combine with adjacent parcel for commercial development

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted for this site, but adjacent property was rezoned SC in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / LDR /Agricultural and RAE Residential
South: Norris Freeway and developing shopping center/ C/ AC Shopping Center

East: Developing shopping center/ C/ AC Shopping Center

West: Norris Freeway and residences / A, PR and RA Residential

NEIGHBORHOOD CONTEXT: This residential site is adjacent to a SC zoned, developing shopping center which proposes to include this parcel with that development

STAFF RECOMMENDATION:

APPROVE the C (Commercial) designation

The commercial designation extension onto this site is compatible with surrounding development and zoning.

► **APPROVE SC (Shopping Center) zoning**

SC zoning is a logical extension of the established SC zone from the south and east onto this parcel to allow it to be developed as an out parcel of the shopping center.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Commercial designation and SC zoning proposal is compatible with the scale and intensity of the commercial uses and SC zoning found adjacent to the site to the east and south. The SC zoning provides a vehicle through the public development plan review process where the integrity of the development of this site with the adjacent development can be maintained.
2. Other properties along the major arterial street in the area have been rezoned for commercial uses in the past.
3. SC zoning is a logical extension of the commercial zoning pattern from the east and south and requires site plan approval prior to development, where access and other issues may be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will impact area streets, but will not impact schools.
3. The proposal is compatible with the established SC commercial development pattern to the south and east.

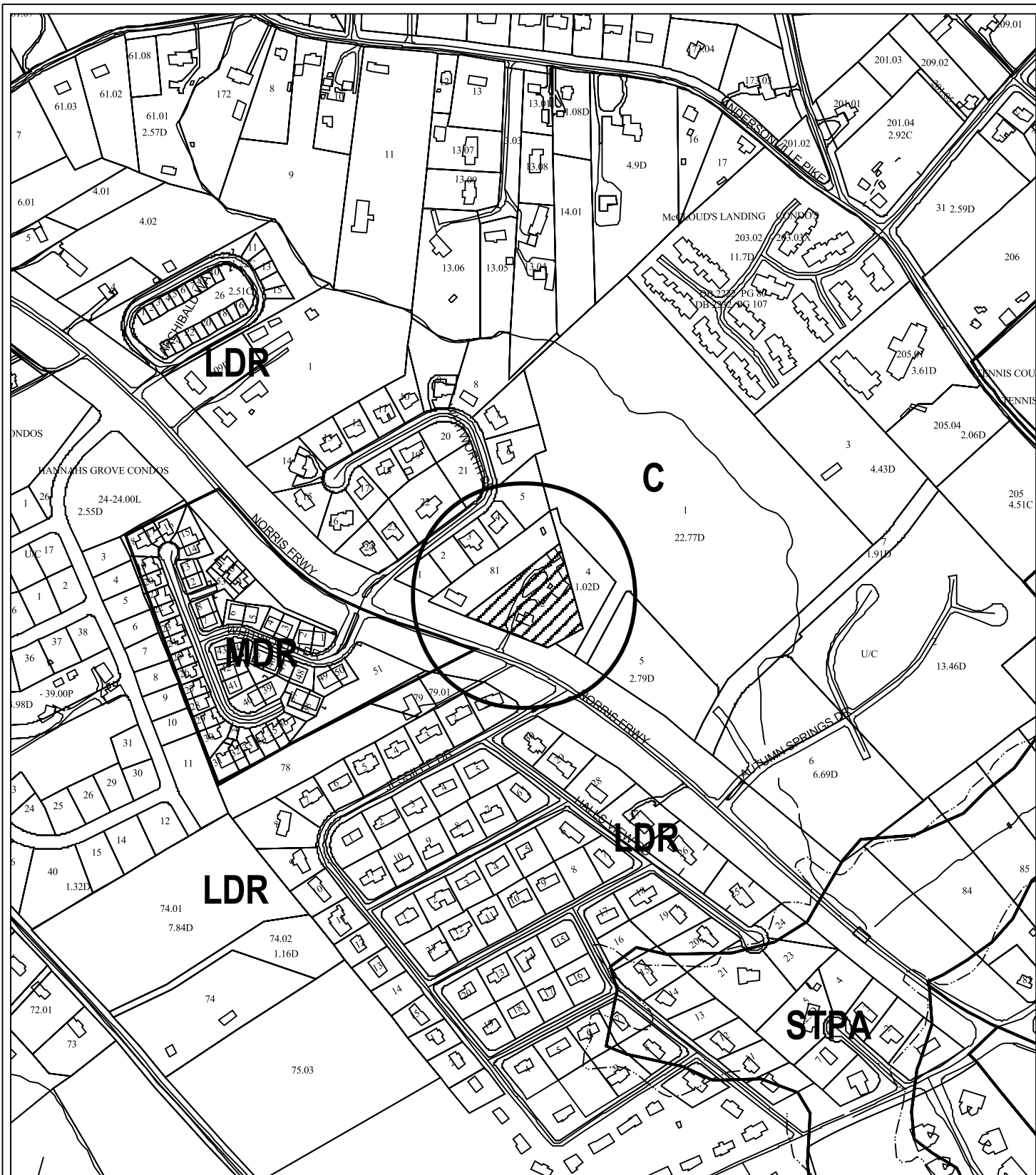
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knox County North Sector Plan proposes Low Density Residential use for this parcel; however, the sector plan amendment request to Commercial is consistent with the SC rezoning proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



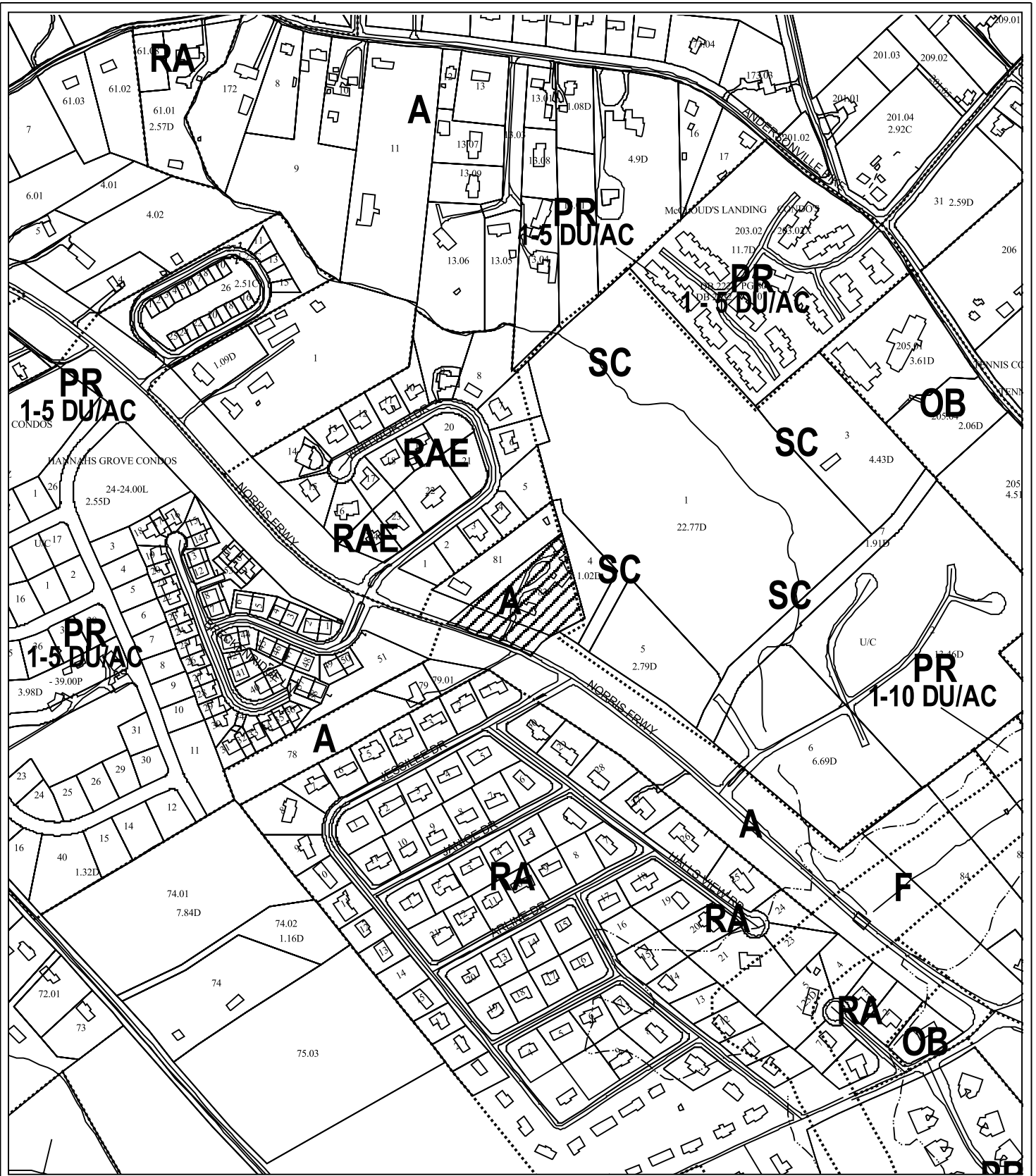
**1-C-08-SP/1-V-08-RZ
SECTOR PLAN AMENDMENT
NORTH COUNTY SECTOR PLAN AMENDMENT**

Petitioner: TTC Halls, LLC
 Map No: 38
 Jurisdiction: County

 From: LDR (Low Density Residential)
 To: C (Commercial)

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





**1-V-08-RZ
REZONING**

Petitioner: TTC Halls, LLC

Map No: 38

Jurisdiction: County



From: A (Agricultural)

To: SC (Shopping Center)

Original Print Date: 12/28/07 Revised:

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

