



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

**FILE #:** 6-E-08-RZ **AGENDA ITEM #:** 41  
 6-B-08-SP **AGENDA DATE:** 7/10/2008

POSTPONEMENT(S): 6/12/08

**APPLICANT:** S & E PROPERTIES, LLC  
**OWNER(S):** GREEN RIVER HOLDINGS LLC

TAX ID NUMBER: 118 150 & 155  
 JURISDICTION: Commission District 5

**LOCATION:** North side Dutchtown Rd., west side Bob Kirby Rd.

**TRACT INFORMATION:** 2 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd., a four lane minor arterial street, and Bob Kirby Rd a two lane, minor collector street.

UTILITIES: Water Source: West Knox Utility District  
 Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

**PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA General Business)

**EXISTING LAND USE:** Residences

**PROPOSED USE:** Retail business

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Residence / LDR /A Agricultural  
 South: Residences / LDR / A Agricultural  
 East: Bob Kirby Rd. and vacant lot/ LDR / A Agricultural  
 West: Residences / LDR/ A Agricultural

NEIGHBORHOOD CONTEXT: This site is surrounded by residential development that has occurred under A, RA and RB zones.

**STAFF RECOMMENDATION:**

**DENY C (Commercial) designation for this site**

The property is surrounded by residential uses and Agricultural, RA and RB zoning.

► **DENY CA (General Business) zoning**

CA zoning is incompatible with the established residential development pattern and the A, RB and RA zoning surrounding the site. The sector plan proposes low density residential uses in this area.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposed CA zoning is not compatible with the scale and intensity of the surrounding zoning pattern. Approval of CA zoning for this site would be a spot zoning on the north side of Dutchtown Rd., giving the applicant certain development rights that do not exist on any of the adjacent properties. CA zoning would allow uses that could be disruptive to the adjacent residential uses in this area with commercial traffic, noise, lights and hours of operation. The applicant has reasonable use of the property under the current Agricultural zone, or could seek RA or PR zoning, all of which are more appropriate and compatible to the surrounding residential uses.
2. The current Agricultural zoning or RA, or PR zoning, allows reasonable use of the property and is consistent with the sector plan designation for the site.
3. There are commercial zones at the intersection of Mabry Hood Rd. and Dutchtown Rd. to the west, which can meet the neighborhood commercial needs of the area.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Dutchtown Rd. is a minor arterial street that is currently being improved and will have the capacity to handle additional trips that would be generated by commercial development.
3. The requested CA zoning is not compatible with surrounding residential development and zoning and would have an adverse impact on adjacent properties.
4. Approval of this request will result in the location of retail uses that would set an undesirable precedent along this corridor. In addition, approval of this request could lead to future requests for CA on other available parcels along this corridor.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

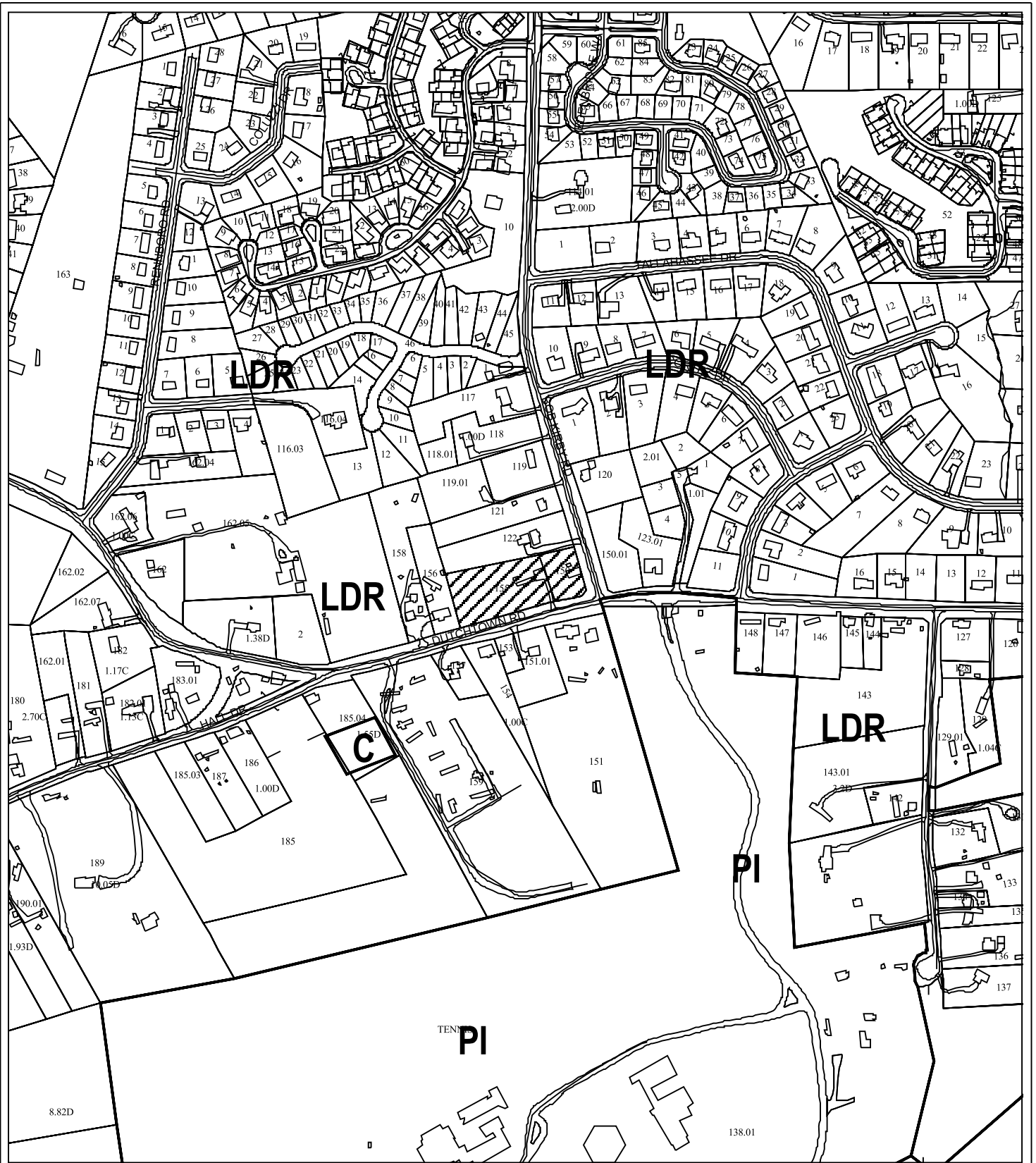
1. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with the existing PR zone.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for CA zoning on nearby properties.

RA (Low Density Residential) or PR (Planned Residential) zoning could be placed on the property consistent with the adopted sector plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/25/2008. 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.



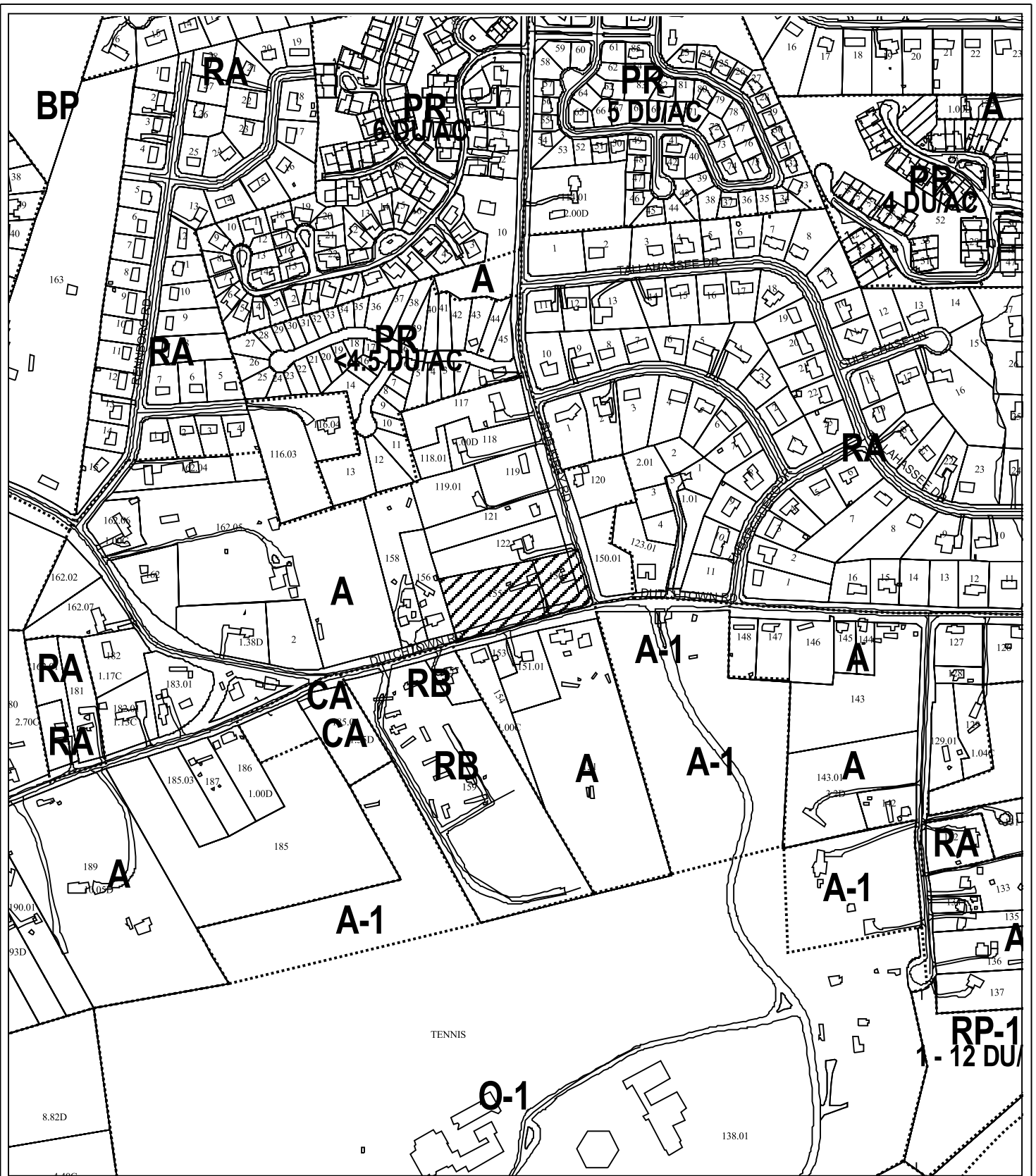
**6-B-08-SP/6-E-08-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: S & E Properties, LLC  
 Map No: 118  
 Jurisdiction: County

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

Original Print Date: 05/22/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**6-E-08-RZ  
REZONING**

Petitioner: S & E Properties, LLC

Map No: 118

Jurisdiction: County



From: A (Agricultural)  
To: CA (General Business)

Original Print Date: 05/22/08 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

