



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

▶ **FILE #:** 6-G-08-RZ  
6-D-08-SP

**AGENDA ITEM #:** 51  
**AGENDA DATE:** 6/12/2008

▶ **APPLICANT:** BULLDOG DEVELOPMENT, LLC  
OWNER(S): KAY FRAZIER

TAX ID NUMBER: 72 111  
JURISDICTION: Commission District 8

▶ **LOCATION:** South side Hammer Rd., north side I-40, west of Union School Rd.  
▶ **TRACT INFORMATION:** 9.6 acres.  
SECTOR PLAN: East County  
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
ACCESSIBILITY: Access is via Hammer Rd., a major collector street with 18' of pavement width within 50' of right of way.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
WATERSHED: Holston and French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Storage  
EXTENSION OF PLAN DESIGNATION/ZONING: No  
HISTORY OF ZONING REQUESTS: None noted  
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Hammer Rd. - Houses / LDR / A (Agricultural)  
South: I-40 right of way / TR / OS-1 (Open Space Preservation)  
East: Houses / LDR / A (Agricultural)  
West: House and billboard / LDR / A (Agricultural) and CB (Business & Manufacturing)  
NEIGHBORHOOD CONTEXT: This area is developed with rural residential uses under A zoning. There is a billboard located on the adjacent parcel to the west within a small CB zoned area.

**STAFF RECOMMENDATION:**

▶ **DENY C (Commercial) sector plan designation.**  
Commercial use of this property would be out of character with surrounding land uses and zoning and would

be a spot sector plan amendment. Additionally, the proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.

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

CA zoning allows uses that would be out of character with surrounding development and zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is not consistent with the established rural residential pattern in this area.
2. The sector plan's current proposal for low density residential uses on the both sides of Hammer Rd. is appropriate and should not be changed for this site only.
3. Allowing commercial uses at this site would permit incompatible businesses in close proximity to residential uses.
4. The small CB zoned site to the west was rezoned specifically for a billboard many years ago, prior to sector plan amendments being required with rezoning requests. A billboard does exist on the adjacent site. If the subject property were approved for CA zoning, a billboard would be a permitted use on this site also. However the County has a separation requirement of 1,000 feet between billboards along the interstate. There is not enough interstate frontage available along this site to construct one on the subject property, unless a variance is approved to allow less than the required 1,000 feet separation. There is also some CA zoning to the east of the site, along the interstate, which was also zoned specifically for billboards, prior to sector plan amendment requirements.

**THE EFFECTS OF THE PROPOSAL**

1. Public water is available to the site. Sewer utilities are available in the general area, but may have to be extended to serve this site.
2. The proposal would have no impact on schools. Depending on how the property were developed, the stree could be negatively impacted with additional traffic generated from a commercial use.
3. Commercial uses can have detrimental impacts on residential properties with the potential for increased noise, lighting, signage and traffic.

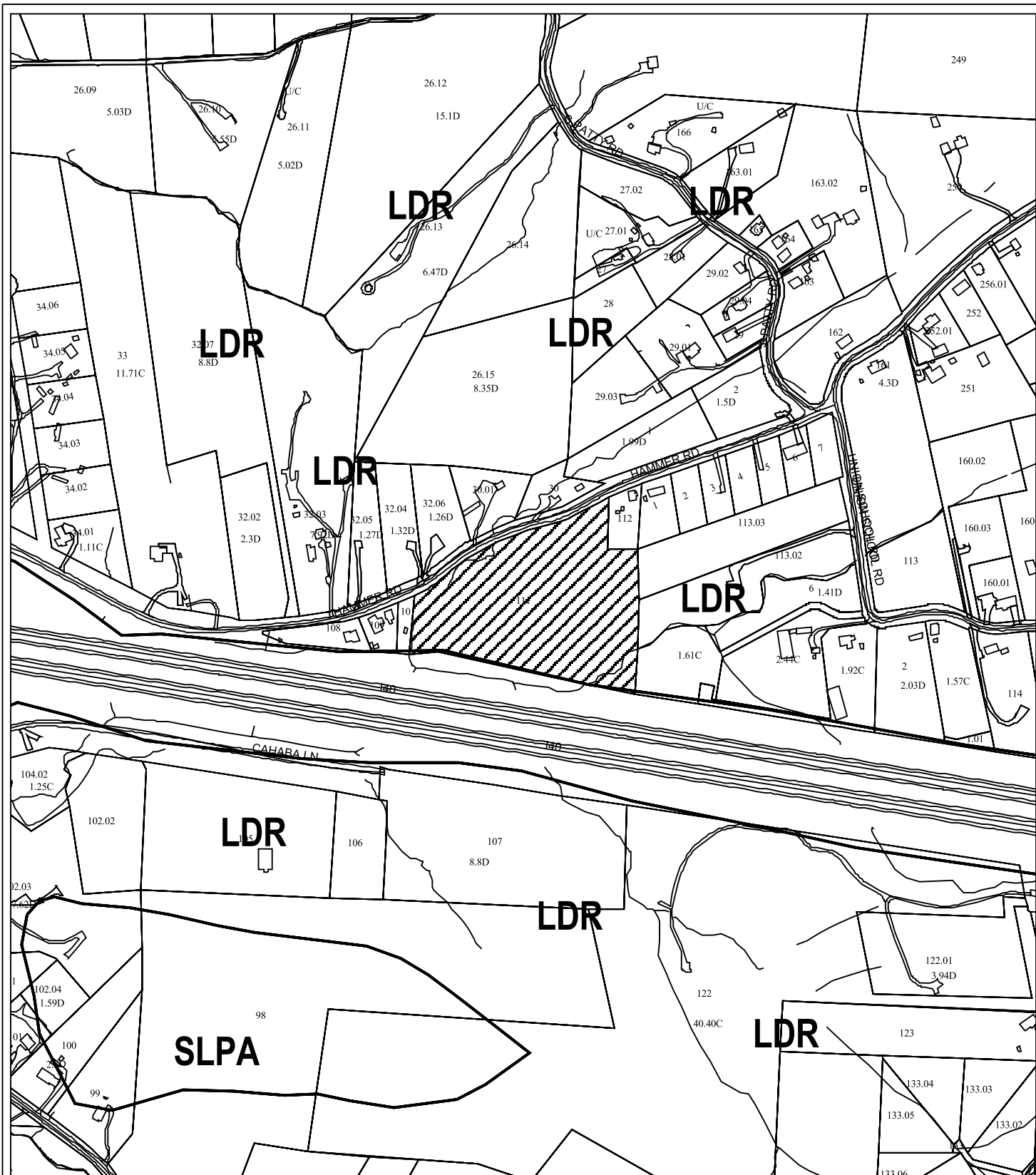
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East County Sector Plan's proposal for low density residential uses is appropriate for this site. The Plan should not be amended to allow commercial development at this location. The proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Allowing commercial use of the subject property could lead to future requests for commercial in the area, promoting further intrusion into the existing rural residential 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 7/28/2008. 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-D-08-SP/6-G-08-RZ  
SECTOR PLAN AMENDMENT  
EAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Bulldog Development, LLC

Map No: 72

Jurisdiction: County

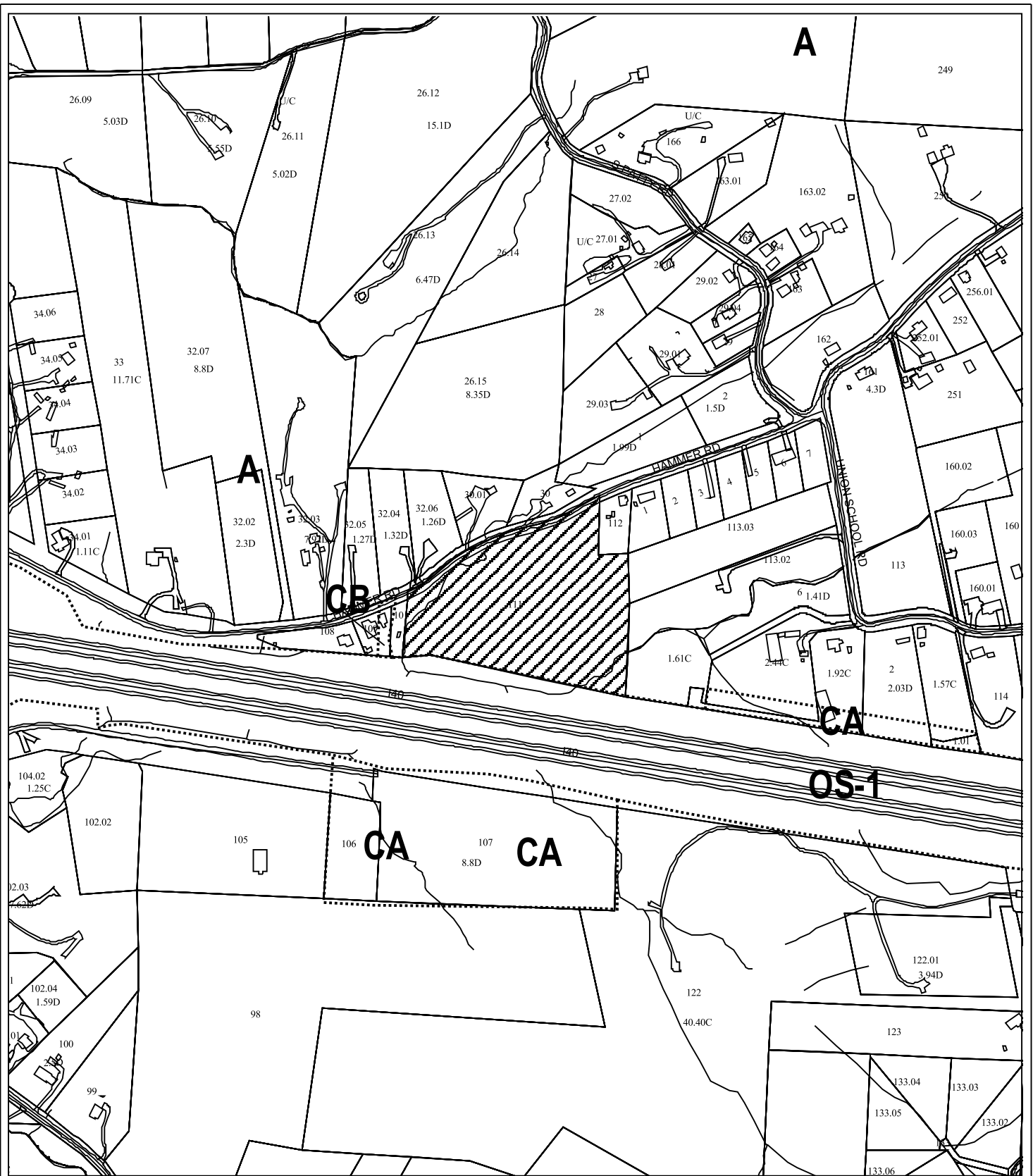


From: LDR (Low Density Residential)

To: C (Commercial)

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





**6-G-08-RZ  
REZONING**

Petitioner: Bulldog Development, LLC

Map No: 72

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

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