



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

▶ **FILE #:** 10-H-08-RZ
10-B-08-SP

AGENDA ITEM #: 60
AGENDA DATE: 11/13/2008

POSTPONEMENT(S): 10/9/08

▶ **APPLICANT:** RITCHIE DEVELOPMENT PARTNERSHIP
OWNER(S): GIFFIN JERRIE RUTH

TAX ID NUMBER: 72 B A 022 & 023
JURISDICTION: Commission District 8

▶ **LOCATION:** North side Asheville Hwy., east side Lecil Rd., south side N. Ruggles Ferry Pike

▶ **TRACT INFORMATION:** 2.69 acres.

SECTOR PLAN: East County
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY:

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Fawver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** PDA (Planned Development Area) / A (Agricultural) & RA (Low Density Residential)

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

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

▶ **PROPOSED USE:** John Deere tractor dealership

EXTENSION OF PLAN DESIGNATION/ZONING: Not an extension of plan designation, but C-4 zoning is located to the west and CA zoning is to the south.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: N. Ruggles Ferry Pike - Residence and vacant land / LDR / RA (Low Density Residential)

South: Asheville Hwy. - Business, residence and vacant parcels / PDA / CA (General Business) and A (Agricultural)

East: Vacant parcel and office / PDA / A (Agricultural), RA (Low Density Residential) and O-1 (Office, Medical & Related Services)

West: Lecil Rd. - Ritchie Tractor business and house / PDA / C-4 (Highway & Arterial Commercial) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The properties fronting on Asheville Hwy. are developed with a mix of residential, commercial, industrial and office uses under various zones.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 10-B-08-SP, amending the East County Sector Plan to C (Commercial)), and recommend that County Commission approve the amendments. (See attached resolution, Exhibit A.)**

Commercial expansion to include this site is consistent with the commercial development and zoning that has occurred across Lecil Rd. to the west and on various other properties fronting on this section of Asheville Hwy.

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning, consistent with the sector plan recommendation.**

CA is a logical extension of commercial zoning from the west. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.

COMMENTS:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

Asheville Hwy. has not been improved, but it is a 4 lane major arterial street capable of handling additional traffic that will be generated by this proposed commercial development.

ERROR OR OMISSION IN CURRENT PLAN:

The current plan designates this site as PDA (Planned Development Area), but this designation is expected to be revised as part of the current update of the East County Sector Plan. The updated plan will likely recognize the existing commercial zoning and development along Asheville Hwy. Since the intent of this applicant is to seek commercial zoning, the plan must be amended to specifically allow for that.

CHANGES IN GOVERNMENT POLICY:

With the approval of numerous rezonings along Asheville Hwy. over the years for similar uses, a commercial development pattern has been established.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

The development trend along this section of Asheville Hwy. has been primarily for commercial uses.

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The commercial proposal is an extension of zoning from the west.
2. There is an established commercial zoning pattern on both sides of Asheville Hwy. in this area. Other properties in the area have been rezoned commercial in recent years.
3. There are other properties that are located north of Asheville Hwy. and south of N. Ruggles Ferry Pike that are zoned commercial. This zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The CA zone, as described in the zoning ordinance, is intended for general retail businesses and services, but not for manufacturing or for processing materials.
2. The site is relatively flat, is located along a major arterial highway and is surrounded by commercial and non residential uses, so is appropriate for CA zoning.

EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. Asheville Hwy. is a 4-lane major arterial highway that should have the capacity to handle the additional traffic that will be generated by commercial development of this site.
3. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. With the recommended sector plan amendment to commercial, the proposed CA zoning would be consistent with the East County Sector Plan.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area, which would be consistent with the established zoning pattern in the 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 12/15/2008. 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.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST COUNTY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Ritchie Development Partnership, has submitted an application to amend the Sector Plan from PDA (Planned Development Area) to C (Commercial) for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of the requested amendment to the East County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on November 13, 2008, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the amendment to the East County Sector Plan, with its accompanying, staff report and map, file #10-B-08-SP.

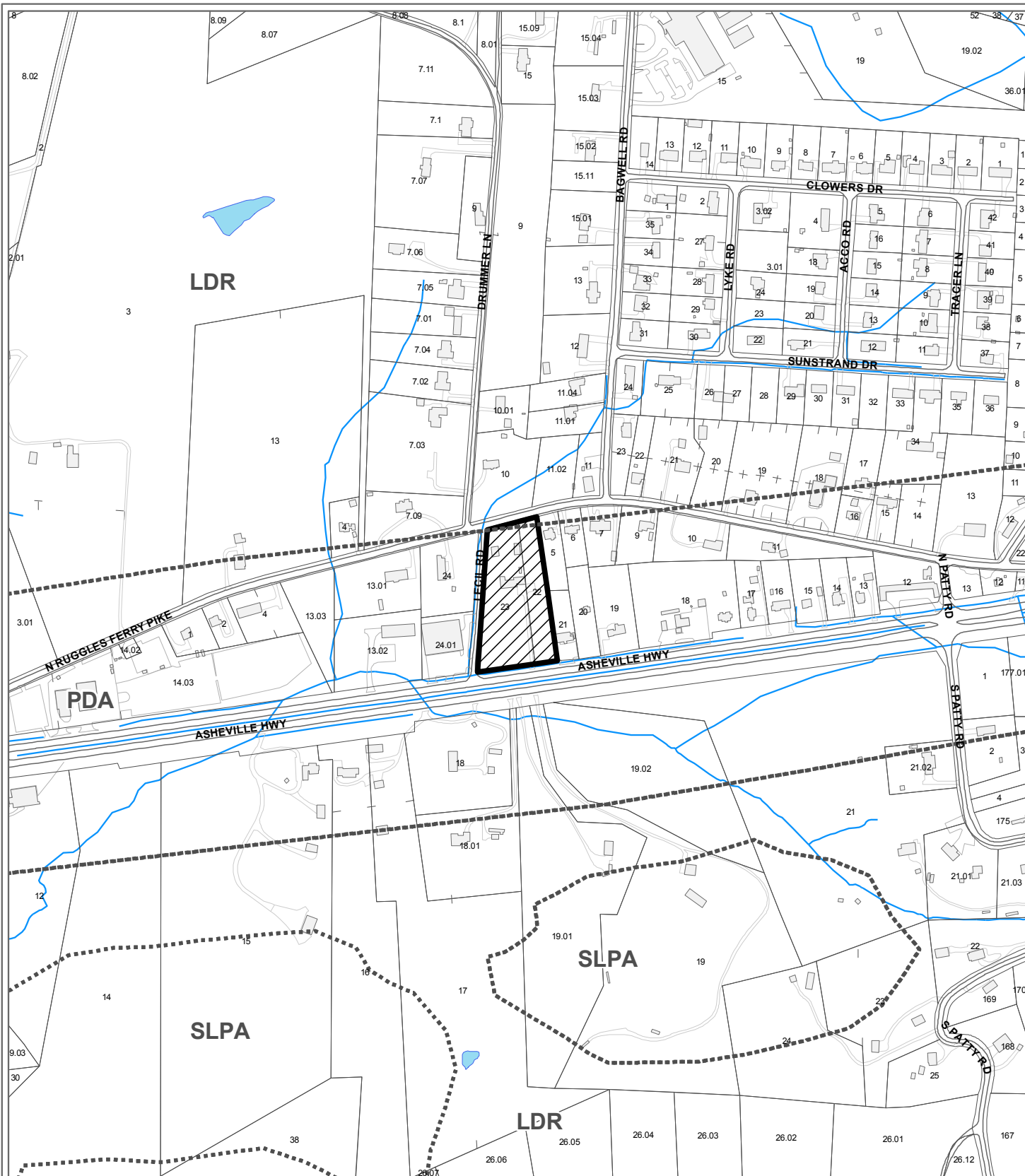
SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that the Commission of Knox County likewise consider this amendment to the General Plan 2033.

Date

Chairman

Secretary



**10-B-08-SP
EAST COUNTY SECTOR PLAN AMENDMENT**

From: PDA (Planned Development Area)

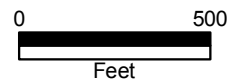
To: C (Commercial)



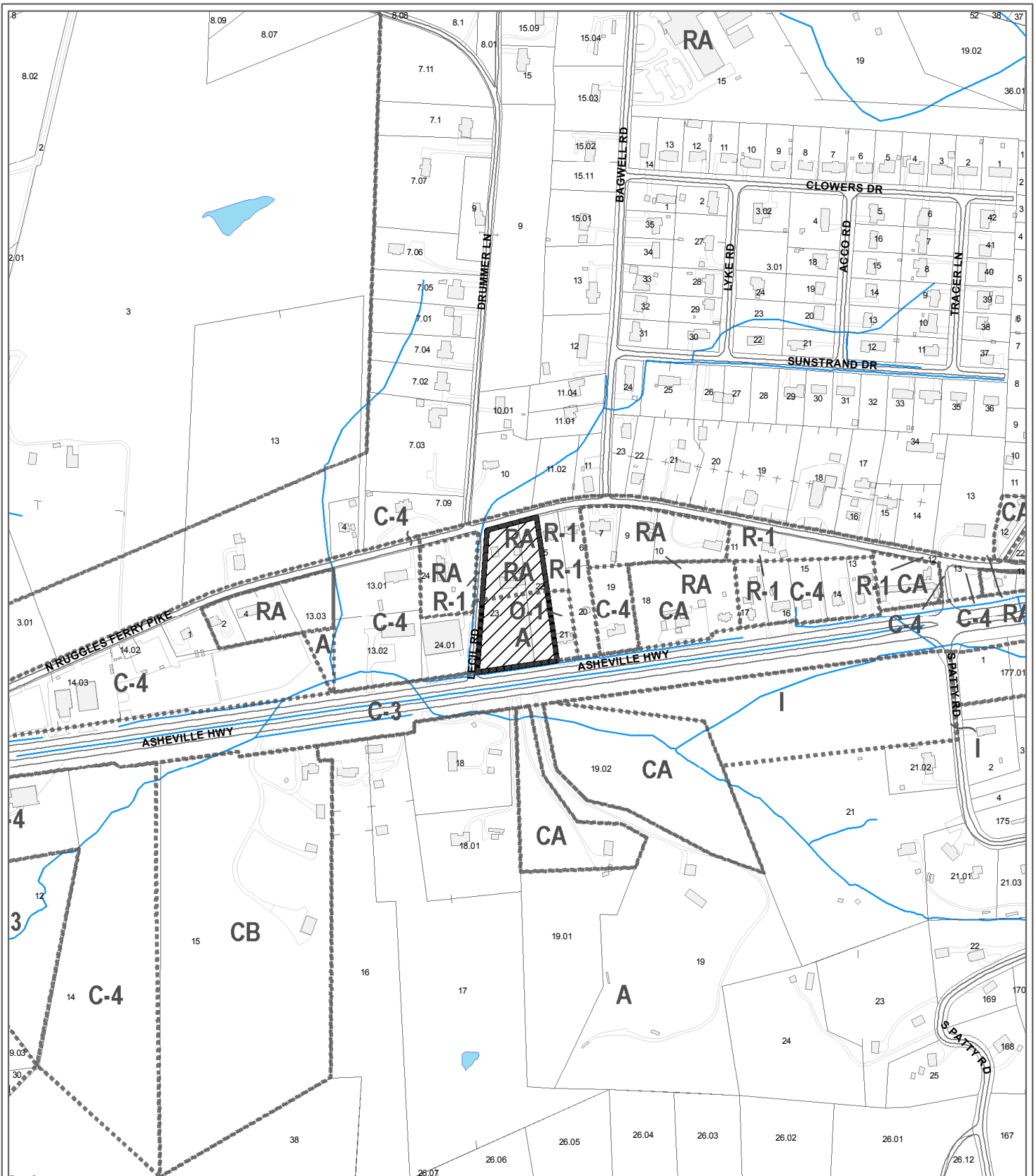
Petitioner: Ritchie Development Partnership

Map No: 72

Jurisdiction: County



Original Print Date: 9/18/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-H-08-RZ
REZONING**

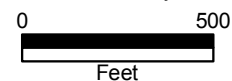
From: A (Agricultural) & RA (Low Density Residential)
To: CA (General Business)



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