

▶ **FILE #:** 11-H-08-RZ (REVISED)

AGENDA ITEM #: 69

AGENDA DATE: 11/13/2008

▶ **APPLICANT:** JOE TOUCHTON

OWNER(S): SAM KECK

TAX ID NUMBER: 138 082,082.01,082.02

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side Whites School Rd., northeast side Chapman Hwy.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via White's School Rd., a two lane , local street with 18' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **PRESENT ZONING:** OB (Office, Medical, and Related Services)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Centurion RV Resort

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was rezoned from CA to OB in 2002. (9-I-02-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land / CA and A Agricultural

South: Church and Chapman Hwy / A Agricultural

East: Whites School Rd. and vacant land A and RA Residential

West: Convenience store / CA Commercial

NEIGHBORHOOD CONTEXT: This site is surrounded by rural residential and commercial uses that have developed under A, RA and CA zones.

STAFF RECOMMENDATION:

▶ **Recommend that County Commission APPROVE CA (General Business) zoning**

Reestablishing CA zoning on this site is consistent with the adjacent CA zoning and development. The sector plan supports commercial zoning of this site.

COMMENTS:

REZONING REQUIREMENTS:

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

1. CA zoning of this site is consistent with the adjacent CA zoning and permits commercial uses, including the proposed RV park, which are compatible with established development in the area.

2. CA zoning permits suitable uses and scale of commercial development consistent with the adjoining established uses and zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Reestablishing CA zoning on this site is consistent with the adjacent CA zoning and development

EFFECTS OF THE PROPOSAL:

1. This change in zoning would not adversely impact the surrounding development or add to the traffic flow from the area's commercial, residential, and institutional uses.
2. The proposed RV park use would add additional turning movements at the intersection of Chapman Hwy and Whites School Rd., which due to a combination of traffic speed and a curve north of this intersection, may raise a need for additional caution signage in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

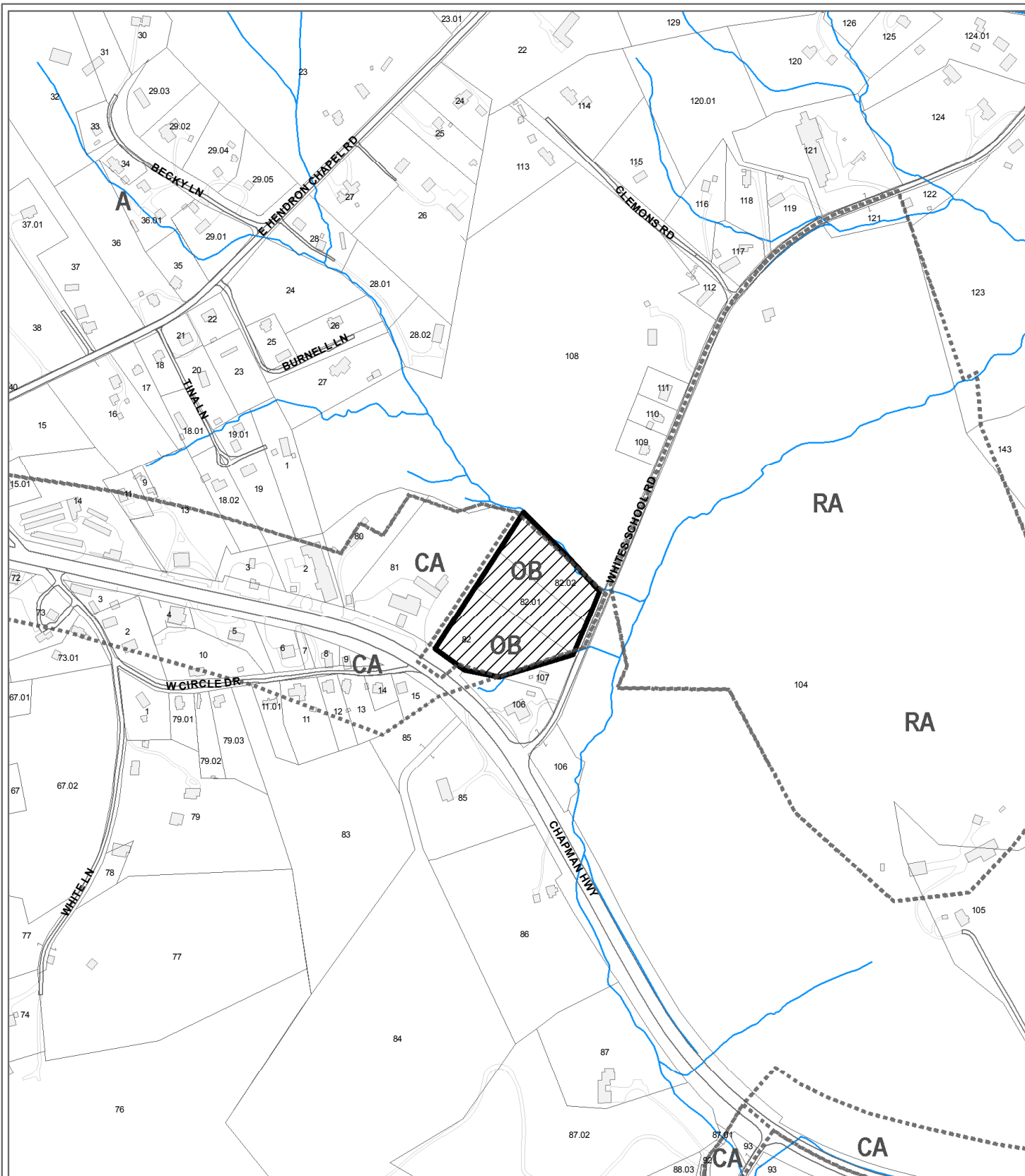
1. CA zoning of this site is supported by the adopted Sector Plan proposal for Commercial uses around this intersection.
2. CA zoning is consistent with the General Plan policy of providing office transitions between commercial and residential development.
3. This CA zoning will expand the established CA boundary to conform with the Sector Plan Commercial designation.

ESTIMATED TRAFFIC IMPACT 411 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

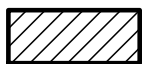
ESTIMATED STUDENT YIELD: Not applicable.

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.



**11-H-08-RZ
REZONING**

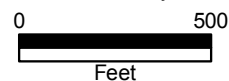
From: OB (Office, Medical, and Related Services)
To: CA (General Business)



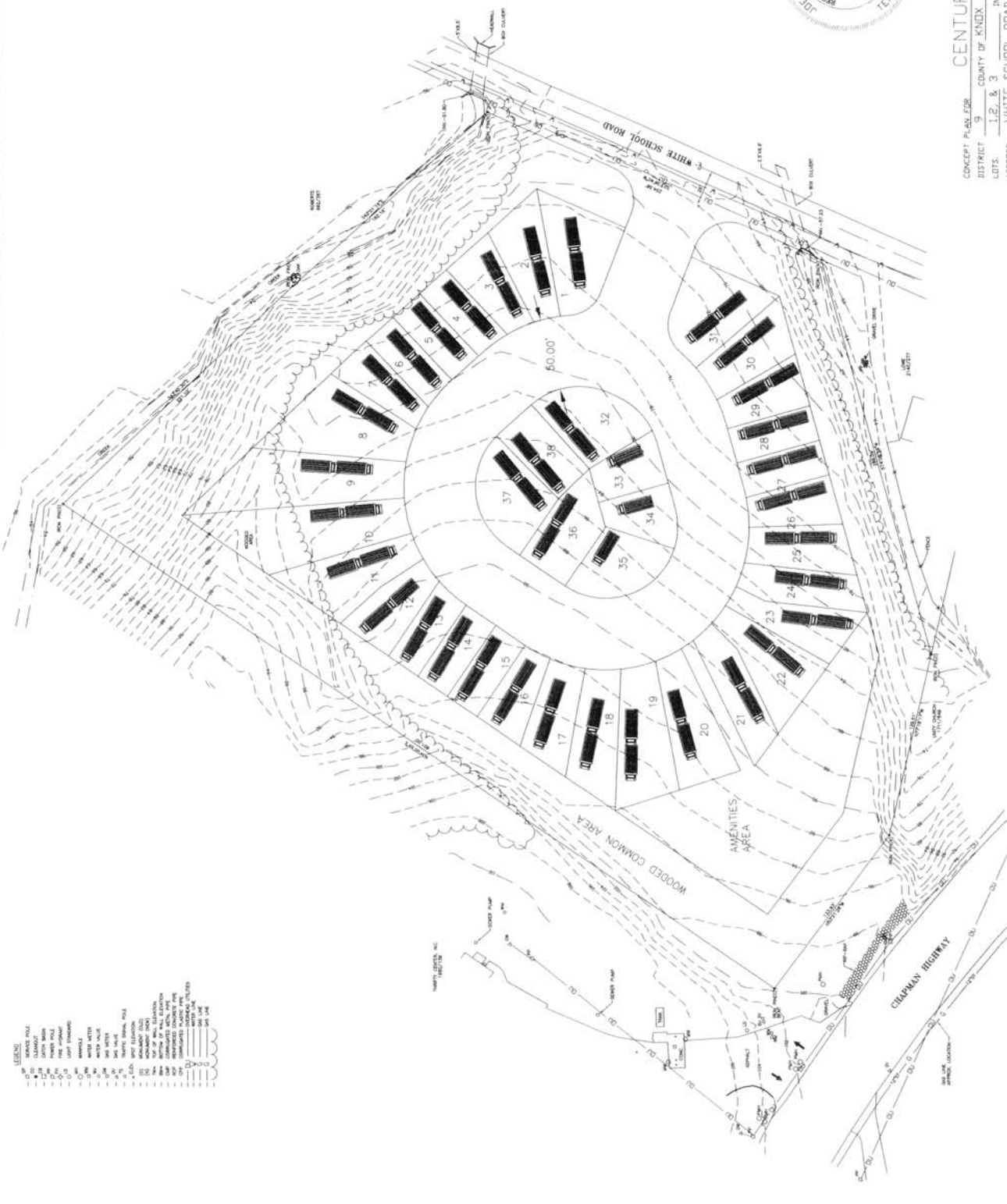
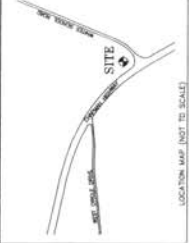
Petitioner: Touchton, Joe

Map No: 138

Jurisdiction: County



Original Print Date: 10/28/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- LEGEND:**
- GRADE POLE
 - 12" WATER MAIN
 - 18" WATER MAIN
 - 24" WATER MAIN
 - 30" WATER MAIN
 - 36" WATER MAIN
 - 42" WATER MAIN
 - 48" WATER MAIN
 - 54" WATER MAIN
 - 60" WATER MAIN
 - 66" WATER MAIN
 - 72" WATER MAIN
 - 78" WATER MAIN
 - 84" WATER MAIN
 - 90" WATER MAIN
 - 96" WATER MAIN
 - 102" WATER MAIN
 - 108" WATER MAIN
 - 114" WATER MAIN
 - 120" WATER MAIN
 - 126" WATER MAIN
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 - 1110" WATER MAIN
 - 1116" WATER MAIN
 - 1122" WATER MAIN
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 - 1374" WATER MAIN
 - 1380" WATER MAIN
 - 1386" WATER MAIN
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 - 1398" WATER MAIN
 - 1404" WATER MAIN
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 - 1434" WATER MAIN
 - 1440" WATER MAIN
 - 1446" WATER MAIN
 - 1452" WATER MAIN
 - 1458" WATER MAIN
 - 1464" WATER MAIN
 - 1470" WATER MAIN
 - 1476" WATER MAIN
 - 1482" WATER MAIN
 - 1488" WATER MAIN
 - 1494" WATER MAIN
 - 1500" WATER MAIN

- GENERAL NOTES:**
1. LOT 32, 34 & 35 REFERRED TO AS A SINGLE UNIT SET OF 3P.
 2. LOTS 36 & 37 REFERRED TO AS ONE AND THE OTHERING UNIT.
 3. THE AREA OF LOT 31 IS 4.07'.
 4. BEARING AND DISTANCE OF LOTS IS AS SHOWN.
 5. Dimensions measured, not shown to show the same.
 6. Contour Interval: 2 Feet
- ZONING:**
- Planned Single Family Residential - R-10
- UTILITY INFORMATION:**
- 1. **WATER SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 2. **SEWER SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 3. **TELEPHONE SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 4. **CABLE SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 5. **POWER SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 6. **STORM SEWER SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 7. **IRRIGATION SERVICE:** Provided by the City of Knoxville. Meter location shown on plan.
 - 8. **ALL UTILITIES ARE TO BE INSTALLED BY THE OWNER AT HIS OWNERS RISK AND UNDER HIS OWNERS SUPERVISION.**
 - 9. **THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.**
 - 10. **THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.**



11-H-08-RZ

CENTURION R. V. RESORT

CONCEPT PLAN FOR DISTRICT 9 COUNTY OF KNOX
 LOTS 1, 2, & 3 IN RESUB OF THE SAM KECK AND GUY LEVI, PROP.
 ADDRESS WHITE SCHOOL ROAD
 MAP BOOK PB PAGE 60 SCALE 1" = 50'
 MAP C&B C&B PAGE 138 DATE 10-20-08
 TAX MAP 138 PARCELS 6201, 6202, 6203
 WARRANTY DEED BK 1711 PAGE 649
 INSTRUMENT NO. 20070626016219 D.W.N BY JOE T. ET AL
 BEARING BASE RECORDED PLAT

TOUCHTON & ASSOCIATES
 ENGINEERING & SURVEYING

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