



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

**FILE #:** 8-C-08-RZ **AGENDA ITEM #:** 51  
**8-A-08-SP (REVISED)** **AGENDA DATE:** 11/13/2008

POSTPONEMENT(S): 8/14/2008-10/9/2008

**APPLICANT:** JAMES R. GENTRY  
**OWNER(S):** SMITH MARY JO

**TAX ID NUMBER:** 91 PT. 204 (NORTH 19.2 AC-C) MAP ON FILE AT MPC  
**JURISDICTION:** Commission District 6

**LOCATION:** Northwest and southeast sides Ball Camp Pike, northeast of Bakertown Rd.

**TRACT INFORMATION:** 42.9 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Ball Camp Pike, a two lane, minor arterial street with 20' of pavement within 40' of right of way. A realigned, four lane, median divided, Ball Camp Pike/Schaad Rd connector is planned and right of way has been dedicated through the subject property, but construction has not started at this location. Construction is currently underway to the northeast, toward Oak Ridge Hwy.

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

**WATERSHED:** Beaver Creek

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

**PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and MDR (Medium Density Residential) / PC (Planned Commercial) & PR (Planned Residential)

**EXISTING LAND USE:** Residence and vacant land

**PROPOSED USE:** Commercial and attached multi-dwelling residential development

**DENSITY PROPOSED:** 12 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of C from the southwest, but not an extension of MDR.

**HISTORY OF ZONING REQUESTS:** None noted for this site, but the adjacent property to the southwest was rezoned for commercial (conditioned) on the north section and low density residential development on the remainder in 2006 (6-U-06-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Residences and vacant land / LDR / A (Agricultural), RA (Low Density Residential) and CA (General Business)

**ZONING** South: Residences / LDR / A (Agricultural) and PR (Planned Residential) @ 3.5 and 8 du/ac

East: Lobetti Rd. - Residences and vacant land / LDR and SLPA / A (Agricultural) and I (Heavy Industrial)

West: Developing residential subdivision and vacant land / C, LDR / PR (Planned Residential) @ 1-4 du/ac and PC (Planned Commercial) w/ conditions

NEIGHBORHOOD CONTEXT: This vacant property is in a rural residential area that has been redeveloping with low density residential uses under A, PR and RA zoning.

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**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION # 8-A-08-SP, amending the Northwest County Sector Plan to C (Commercial) and MDR (Medium Density Residential), as requested, and recommend that County Commission adopt the amendments. (See attached resolution, Exhibit A.)**

▶ **RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning and PR (Planned Residential) zoning at a density of up to 12 du/ac, consistent with the sector plan, as amended, and subject to 1 condition:**

1. No development plans shall be accepted for review by MPC until the new Schaad Rd. realignment is completed through this site. MPC and County Engineering staff will determine when the road project is at a point of sufficient completion.

With the above condition, the proposed PC and PR zoning and density is appropriate at this location, which is located along a future major arterial street about halfway between two connecting arterial streets. This location is anticipated to be developed as a commercial/medium density residential/office node.

**COMMENTS:**

**SECTOR PLAN REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN**

**NEW ROAD OR UTILITY IMPROVEMENTS:**

A new 4 lane road, which is expected to be named Schaad Rd., is slated to be constructed through this site. The right of way for this new road is already dedicated.

**ERROR OR OMISSION IN CURRENT PLAN:**

The plan proposes LDR uses for this site, but it is located adjacent to a C designation on one side. The developed density of the PR zoning to the southwest will be in the MDR range since the units will be clustered in the portion of that site adjacent to this property. The current sector plan did not take into account the new road.

**CHANGES IN GOVERNMENT POLICY:**

With the approval of the plan amendment and rezoning to the southwest in 2006 for similar uses, a future commercial development node has been established at this location.

**CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:**

It is expected that with the opening of the new Schaad Rd., traffic patterns will be centralized to this new corridor, which will provide a direct link between Hardin Valley Rd. and Oak Ridge Hwy. This site is located about halfway between those two roads, making this area an appropriate node for development.

**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 and plan designation from the southwest.
2. The new Schaad Rd. corridor, which is to be built through this site, and for which right of way has already been dedicated, will lead to proposed zoning changes, such as this request, as well as the previously approved PC and PR zoning on the adjacent property to the southwest. The commercial zoning in both cases should be conditioned upon the road being at a point of sufficient completion. The section of the new road through this site is not yet underway, but the right of way has been dedicated and the County reports that this is a priority project.
3. This site is located about halfway between Oak Ridge Hwy. and Hardin Valley Rd., along the new Schaad Rd. corridor, which will be classified as either a minor arterial or major collector. This location is appropriate for establishment of a node for more intense development. This transition has already been established, as the adjacent property to the southwest was rezoned to PC in 2006, changing the general character of this area in the future when the new street is completed.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:**

1. The PC zone, as described in the zoning ordinance, is intended for a unified grouping of commercial buildings which do not require or desire a central business location. It is the objective of the zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The proposed site is of sufficient acreage for PC development and meets the general intent of the zoning district. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. The site is relatively flat, so is appropriate for more intense development than would be permitted under the current A and RA zoning.
3. Both the PC and PR zones require use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, landscape buffering, lighting, access, layout and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

**EFFECTS OF THE PROPOSAL:**

1. Public water and sewer utilities are available in the area to serve the development, but may need to be extended to the site.
2. Based on the 234 apartment units proposed on the attached development plan, this development will add 54 additional students to the school system and generate 2,049 additional trips to area streets. The additional trips generated by the commercial development will depend on the uses that ultimately get developed. The number of residential units proposed will require that a Traffic Impact Study be submitted along with the development plan at the use on review stage. A traffic study is also likely to be required for the commercial portion.
3. The required use on review process will minimize the potential impacts to surrounding properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:**

1. With the recommended sector plan amendment to commercial and medium density residential, the proposed PC zoning and PR zoning and density would be consistent with the Northwest County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request, as well as the new road construction, may lead to future sector plan and rezoning requests for commercial or medium density residential zoning in the immediate area. However, the sector plan does not propose extension of either of these land uses at this time. However, with the development of the new Schaad Rd., MPC may consider a corridor study, which would amend the sector plan. Or, the Northwest County Sector Plan may be updated to reflect the impact of the new road.

**ESTIMATED TRAFFIC IMPACT 2049 (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: 54 (public and private school children, ages 5-18 years)**

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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 NORTHWEST 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 Northwest 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**, James R. Gentry, has submitted an application to amend the Sector Plan from LDR (Low Density Residential) to C (Commercial) and MDR (Medium Density Residential) for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of the requested amendment to the Northwest 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 Northwest County Sector Plan, with its accompanying, staff report and map, file #8-A-08-SP.*

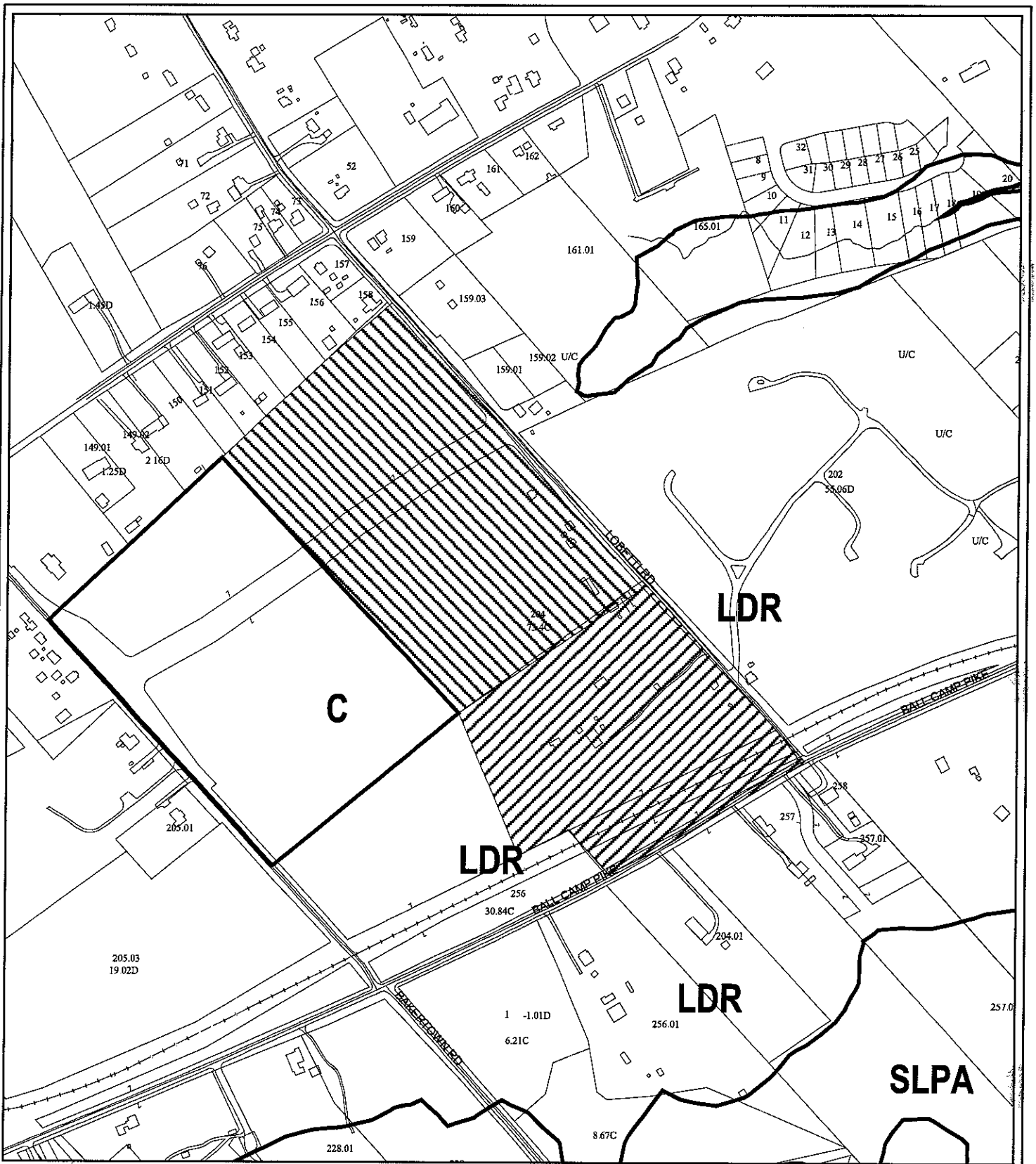
*SECTION 2: This Resolution shall take effect upon its approval.*

*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



**8-A-08-SP/8-C-08-RZ  
SECTOR PLAN AMENDMENT  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

- From: LDR (Low Density Residential)  
To: MDR (Medium Density Residential)
- From: LDR (Low Density Residential)  
To: C (Commercial)

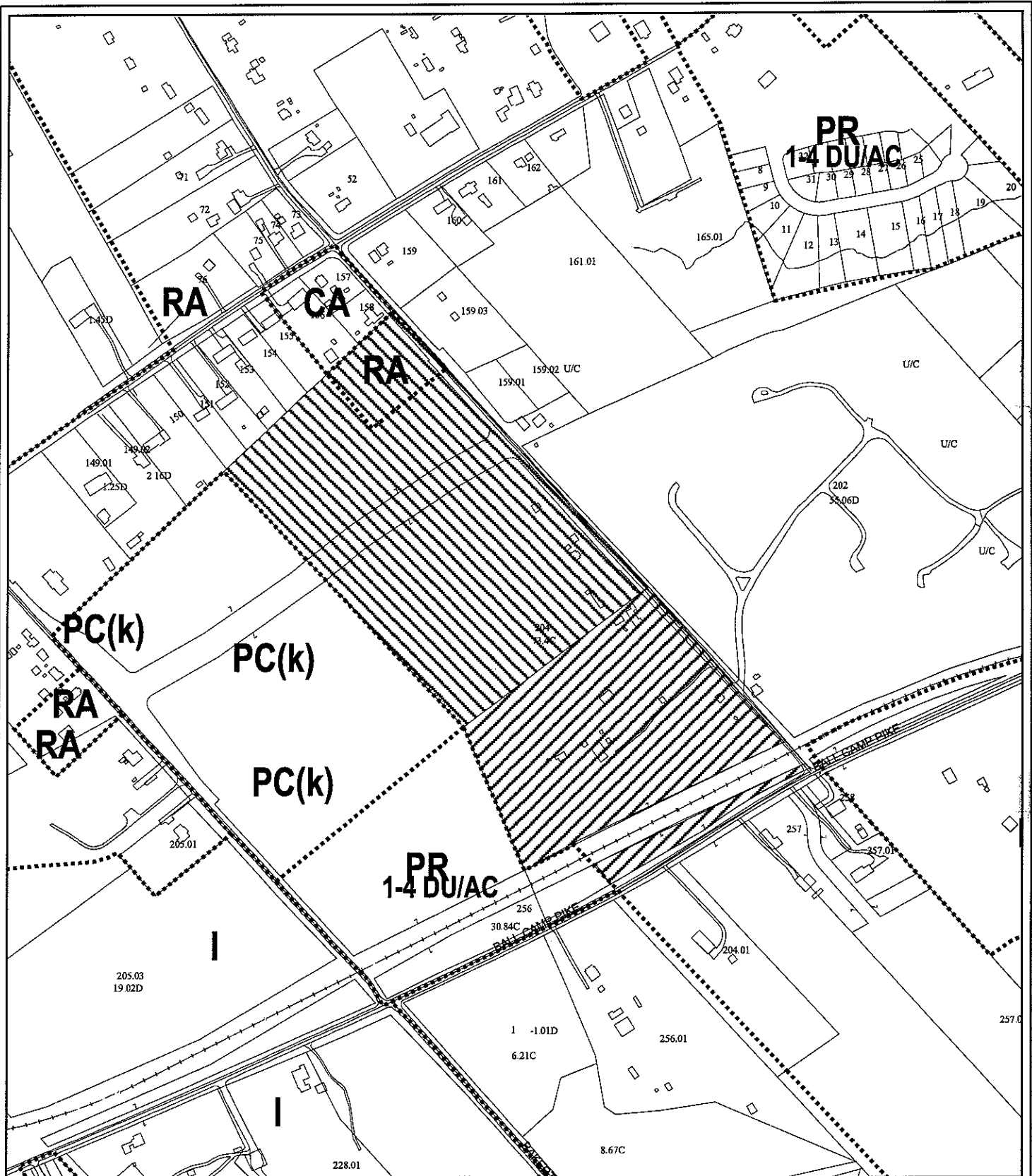
Original Print Date: 07/21/08    Revised: 08/28/08  
Metropolitan Planning Commission \* City / County Building \* Knoxville, IN 37902

Petitioner: James R. Genty

Map No: 91

Jurisdiction: County



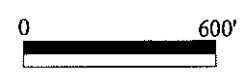


**8-C-08-RZ  
REZONING**

- From: A (Agricultural)  
To: PR (Planned Residential)
- From: A (Agricultural) & RA (Low Density Residential)  
To: PC (Planned Commercial)

Original Print Date: 07/23/08    Revised: 08/28/08  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

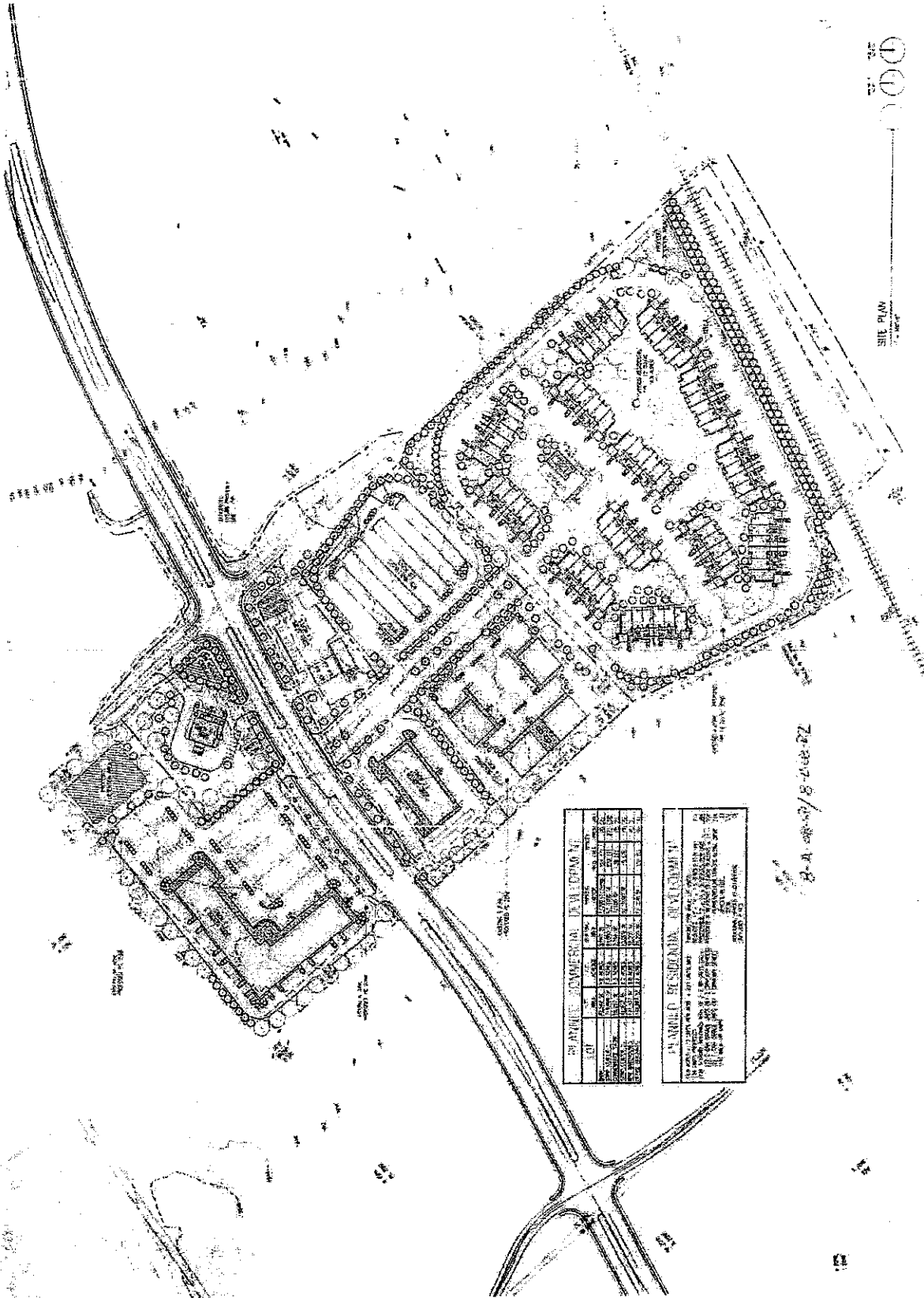
Petitioner: James R. Gentry  
 Map No: 91  
 Jurisdiction: County







<p>MAP 091 PARCEL 204          LOBETTI ROAD          GOWELL, MISSISSIPPI</p>	<p>THOMAS CALDWELL ARCHITECT          114 WESTFIELD DRIVE          MEMPHIS, TENNESSEE 38198-2818          (901) 528-0800 (fax) 092-888-6600          HTTP://WWW.TCARCHITECT.COM</p>	<p>PRELIMINARY          NOT FOR          CONSTRUCTION</p>	<p>DATE: 05/10/07          DRAWN BY: [unclear]          CHECKED BY: [unclear]          SCALE: AS SHOWN</p>	<p>PROJECT NO.: [unclear]          SHEET NO.: [unclear]          TOTAL SHEETS: [unclear]</p>
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PHASE		COMMENTS		DATE	
1	CONCEPT	CONCEPT	CONCEPT	05/10/07	05/10/07
2	PRELIMINARY	PRELIMINARY	PRELIMINARY	05/10/07	05/10/07
3	FINAL	FINAL	FINAL	05/10/07	05/10/07

APPROVED BY: [unclear] DATE: 05/10/07

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 9/4/2008 2:13:37 PM  
**Subject:** Fwd: Fw: Lobetti Road site acreages

BJ- Please include a copy of this e-mail and the attached PDF in the agenda package for Item #47. Thanks.

Mike

>>> "Rick Gentry" <rickgentry@comcast.net> 9/4/2008 1:18 PM >>>

----- Original Message -----

From: Will Doyle  
To: [rickgentry@comcast.net](mailto:rickgentry@comcast.net)  
Cc: Tom Caldwell  
Sent: Tuesday, September 02, 2008 12:11 PM  
Subject: Lobetti Road site acreages

Rick,

The attached spreadsheet shows the breakdown of the acreage for the Lobetti Road site. The residential portion is 19.8 acres, and the total of all the commercial properties is 19.2 acres. This does not include the right of way for the new connector road (2.7 acres), and it does not include the acreage of our new boulevard that goes from the connector back towards the residential side (1.3 acres). When you look at the plan the commercial side may seem bigger since both of those roads are on that side.

The total for the whole site of 42.9 acres includes the residential, commercial, and both roads. Your survey listed the whole site as 43.5 acres, but as we discussed there were some discrepancies between the different surveys and maps that we had to base this on. We tried to come up with the most likely configuration, but at this point you should probably consider a margin of error for these measurements.

Do you need us to give you a new print of the site that gives a total for the commercial? Should we include the road and/or the boulevard, or separate it out?

Will Doyle

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Thomas Caldwell, Architect  
114 Westfield Drive  
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(865) 588-0860  
(865) 558-9844 (Fax)  
[www.tcarchitect.com](http://www.tcarchitect.com)  
[doyle@tcarchitect.com](mailto:doyle@tcarchitect.com)

For electronic drawing files please send in AutoCAD 2000 or Architectural Desktop 2.0 format.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this

**Area Calculations for Lobetti Road Property**

**Planned Commercial**

Bank	82,582 s.f.	1.9 acres
Strip Center 1	319,698 s.f.	7.3 acres
Convenience Store	58,430 s.f.	1.3 acres
Strip Center 2	95,673 s.f.	2.2 acres
Mini Warehouses	131,107 s.f.	3.0 acres
Office Buildings	148,893 s.f.	3.4 acres
<b>total commercial</b>		<b>19.2</b> acres

**Planned Residential**

	862,004 s.f.	<b>19.8</b> acres
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**Roads**

New boulevard	55,543 s.f.	1.3 acres
Connector road ROW	115,713 s.f.	2.7 acres

**TOTAL:**

	1,869,643 s.f.	<b>42.9</b> acres
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**From:** Ken Pruitt  
**To:** Betty Jo Mahan  
**Date:** 10/7/2008 11:41:43 AM  
**Subject:** Fwd: MPC meeting this week

>>> "Munsey, Barbara A" <BMunsey@mc.utmck.edu> 10/07 11:10 AM >>>

> I am emailing you today regarding the vote on a proposed rezoning of the land in file #8-C-08-RZ and the requested section plan amendment #8-A-08-SP/8-C-08-RZ.

>

> Our community's needs and safety are a major concern for this project. You can see from the area that our valley is a quaint family-oriented single home area. Commercial and high rise apartments absolutely do not fit into the scope of our neighborhood. There are plenty of commercial sites to choose from for developers that would make more sense. Putting a highly dense area in the middle of a valley of single homeowners absolutely makes no sense. We are all barely holding on to our homes and with all of the developments being so new, we simply cannot move without losing a lot in our homes. We won't have the option to sell and leave should undesirable developments come to our neighborhood. There is not a need for this type of development. We will end up with empty commercial space. Not to mention that this development will run along next to a railroad that is EXTREMELY active. Every 15 minutes, trains hauling coal go down this railroad. Lobetti Rd. doesn't even have a 'signal' RR crossing. And the increased load it will put on the local schools> ...> I won't even go into that!

>

> Thank you for your consideration.

>

>

> The Munsey Family  
> 3331 Stars Cove Lane, Knoxville, TN 37931

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> Barbara A. Munsey, BS  
> Director  
> Clinical Trials  
> Cancer Institute  
> University of Tennessee Medical Center  
> 1934 Alcoa Hwy, Suite 471  
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> 865-305-9773 (phone)  
> 865-305-6818 (fax)  
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