

▶ **FILE #:** 2-M-09-RZ **AGENDA ITEM #:** 52  
 POSTPONEMENT(S): 2/12/2009 **AGENDA DATE:** 3/12/2009  
 ▶ **APPLICANT:** BRYAN T. CAMPBELL  
 OWNER(S): CAMPBELL BRYAN T & DEBRA A CAMPBELL

TAX ID NUMBER: 51 020.01 PORTION ZONED PR  
 JURISDICTION: County Commission District 8  
 ▶ **LOCATION:** Southeast side Millertown Pike, northeast of Ellistown Rd.  
 ▶ **APPX. SIZE OF TRACT:** 2.1 acres  
 SECTOR PLAN: Northeast County  
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)  
 ACCESSIBILITY: Access is via Millertown Pike, a minor arterial street with  
 UTILITIES: Water Source: Northeast Knox Utility District  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Legg Creek

▶ **PRESENT ZONING:** PR (Planned Residential)  
 ▶ **ZONING REQUESTED:** A (Agricultural)  
 ▶ **EXISTING LAND USE:** Residence  
 ▶ **PROPOSED USE:** Residence  
 EXTENSION OF ZONE: Yes, extension of A zoning from three sides  
 HISTORY OF ZONING: Property was rezoned PR in 2005 (6-G-05-RZ).  
 SURROUNDING LAND USE AND ZONING: North: Residence / A (Agricultural)  
 South: Vacant land / A (Agricultural)  
 East: Vacant land / PR (Planned Residential) @ 1-4 du/ac  
 West: Residence / A (Agricultural)  
 NEIGHBORHOOD CONTEXT: This area is developed with or zoned for rural to low density residential development, under A and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

Agricultural zoning is compatible with surrounding development and zoning in the area. The property was rezoned to PR in 2005, but was not included on the development plan for the adjacent property.

**COMMENTS:**

**GENERAL COMMENTS:**

This site is currently being used for storage and dispatch of a number of large trucks. This use is not permitted in either the requested Agricultural or the current PR zoning. Complaints have been filed to Knox County Codes Enforcement. Since the current illegal use has no effect on the request by the applicant, staff has made its recommendation based strictly on the appropriateness of the site for Agricultural zoning. Knox County Codes Enforcement will be responsible for following up on any complaints and zoning violations on the site. The reported illegal use of the property would likely require CB zoning. A request for any type of commercial zoning would not likely be supported by staff.

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

1. The proposed Agricultural zone is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. Most of the surrounding area is also zoned Agricultural.
3. This parcel had been previously zoned Agricultural until 2005.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning is the predominant zone in most rural areas of Knox County. The zoning district permits agricultural uses and residential development on 1 acre or greater lots.
2. The subject property is 2.1 acres in size and is appropriate for the requested A zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water is available to serve the site. Sanitary sewer would have to be extended to this site.
2. The requested Agricultural zoning is less intense than the current PR zoning at up to 4 du/ac.
3. The effects of this proposal on adjacent properties is minimal.

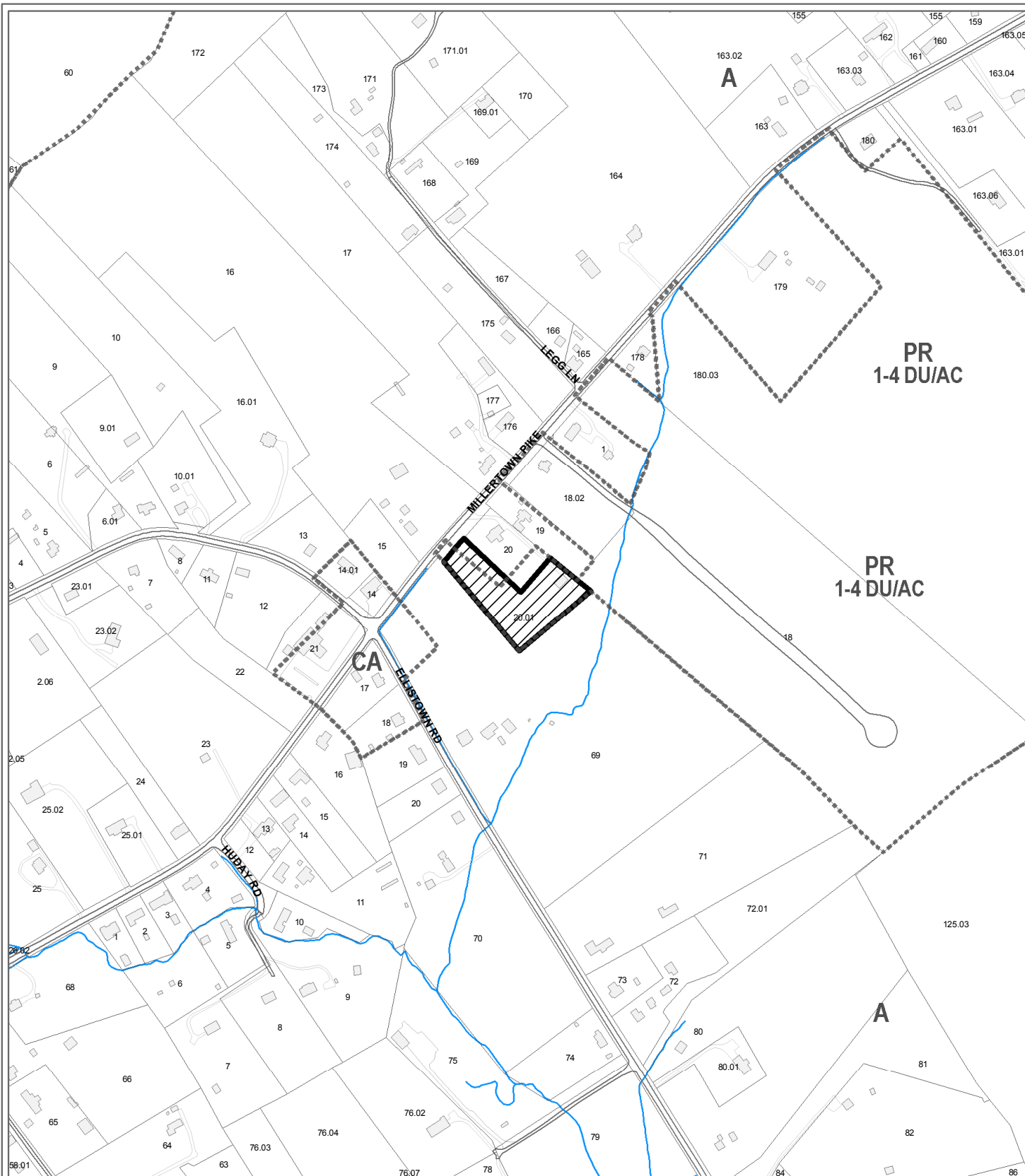
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for this site, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/27/2009. 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.



**2-M-09-RZ  
REZONING**

From: PR (Planned Residential)

To: A (Agricultural)



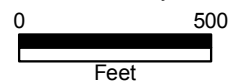
Original Print Date: 1/27/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Campbell, Bryan T.

Map No: 51

Jurisdiction: County



March 1, 2009



2-m-09-RZ - cor. A.D. McGhee

Dear Mr. Donaldson,

I am writing to inform you of my strong opposition of the proposed rezoning of 8016 Millertown Pike in the 8<sup>th</sup> District. The rezoning would allow a commercial business within an area that is currently residential. It is my understanding that the Metropolitan Planning Commission's plan for the future for this area is a growing residential corridor.

I have lived on Ellistown Road which connects with Millertown Pike for over 50 years. My house is less than a mile from the proposed rezoning property. I have specific concerns about how this rezoning would affect me and my community.

The proposed commercial business deals with tractor trailer trucks and would require that these trucks get to this business primarily from Millertown Pike or Millertown Pike via Ellistown Road.

- Ellistown Road is a very narrow road with absolutely no shoulder. By my measurements Ellistown Road is 18 feet 3 inches from white line to white line with no additional room for a shoulder on the road. This does not leave room for a tractor trailer to pass larger vehicles such as school buses or emergency equipment.
- The turn radius for the intersection for Ellistown Road and Millertown Pike is not adequate for a tractor trailer. When a tractor trailer turns it will be going over into the incoming lane to make the turn. The same is true when a tractor trailer turns into the 8016 property – it must veer into the oncoming lane to make the turn.
- There are over 25 driveways that enter Ellistown Road on the approximately 1 ½ mile from Rutledge Pike to Millertown Pike. Many of the views of the driveways are obscured by elevations and curves.
- The houses on Ellistown Road were constructed before current set back regulations were in place. My house sets only 33 feet from the edge of the Ellistown Road.
- Slow moving farm tractors and equipment frequent the road creating a problem for large trucks having to slow quickly after rounding a curve.
- There are no street lights on Ellistown, passing large tractor trailers at night on a very narrow road is setting up for numerous and potentially fatal vehicular accidents.

It is for these reasons which are serious and have the potential for loss of life that I extremely oppose the rezoning.

Sincerely,

A.D. McGhee  
2311 Ellistown Road  
Knoxville, TN 37924