



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

▶ **FILE #:** 4-F-11-RZ
4-D-11-SP

AGENDA ITEM # 35
AGENDA DATE: 4/14/2011

▶ **APPLICANT:** **GLENNA TROUTMAN**
OWNER(S): Glenna and Nathan Troutman

TAX ID NUMBER: 42 189
JURISDICTION: Commission District 8

▶ **LOCATION:** **West side Mine Rd., south of Grove Rd.**

▶ **TRACT INFORMATION:** **1.36 acres.**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mine Rd., a minor arterial street with 23' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Flat Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LI (Light Industrial) / I (Industrial)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / A (Agricultural)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Residence**

EXTENSION OF PLAN DESIGNATION/ZONING: No, the property is surrounded by LI plan designation

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Vacant land / LI / I (Industrial)
South: Vacant land / LI / CA (General Business)
East: Mine Rd. - Residence / LI / I (Industrial)
West: Vacant land and residence / LI / A (Agricultural)

NEIGHBORHOOD CONTEXT: Eastbridge Business Park is located to the southeast of this site, zoned Industrial. The adjacent properties are either vacant or developed with residences, under A or I zoning. The vacant property to the south is zoned CA.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #4-D-11-SP, amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment.**

(See attached resolution, Exhibit A.)

All of the properties surrounding the subject parcel are either vacant or developed with residential uses. A good portion of the surrounding area is zoned Industrial, despite having very few, if any, industrial or other non-residential uses. The Eastbridge Business Park, located to the southeast, is appropriately zoned Industrial. A low density residential designation will allow the applicant's existing and proposed use for a residence. The plan designation being requested is less intense than the current designation.

► **RECOMMEND that County Commission APPROVE A (Agricultural) zoning for the entire site.**

Agricultural zoning is more appropriate for this site than the current Industrial zoning, is consistent with the current use of the site and will allow for building permits to be issued for any improvements to the existing residence. It is a significantly less intense zone than the current zoning.

COMMENTS:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No road or utility improvements have been made recently in the area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan proposes light industrial uses for the area, which is not consistent with the current use of most of the surrounding properties for residential.

CHANGES IN GOVERNMENT POLICY:

The recommended LDR designation will bring the plan designation into consistency with the current use.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

No changes have occurred in this area, but the designation being requested is less intense than the current designation.

REZONING REQUIREMENTS:

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

1. The subject parcel is developed with a residence that cannot be expanded or improved under the existing Industrial zoning.
2. Agricultural zoning will bring the current residential use of the property into conformance with zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. Agricultural zoning allows for agricultural uses and residential uses on lots of at least one acre in size.
2. The subject property is 1.36 acres in size, so it is therefore appropriate for the requested Agricultural zoning.

THE EFFECTS OF THIS 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, if needed.
2. The proposal would have a minimal impact on schools or streets. The proposed zoning is less intense than the current I zoning.
3. There will be no impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to low density residential, Agricultural zoning is consistent with the Northeast County Sector Plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of Agricultural zoning for this site could lead to future similar requests in the area, which would also require sector plan amendments.
4. During the next update of the Northeast County Sector Plan, this area should be evaluated to determine if the current LI plan designation is appropriate.

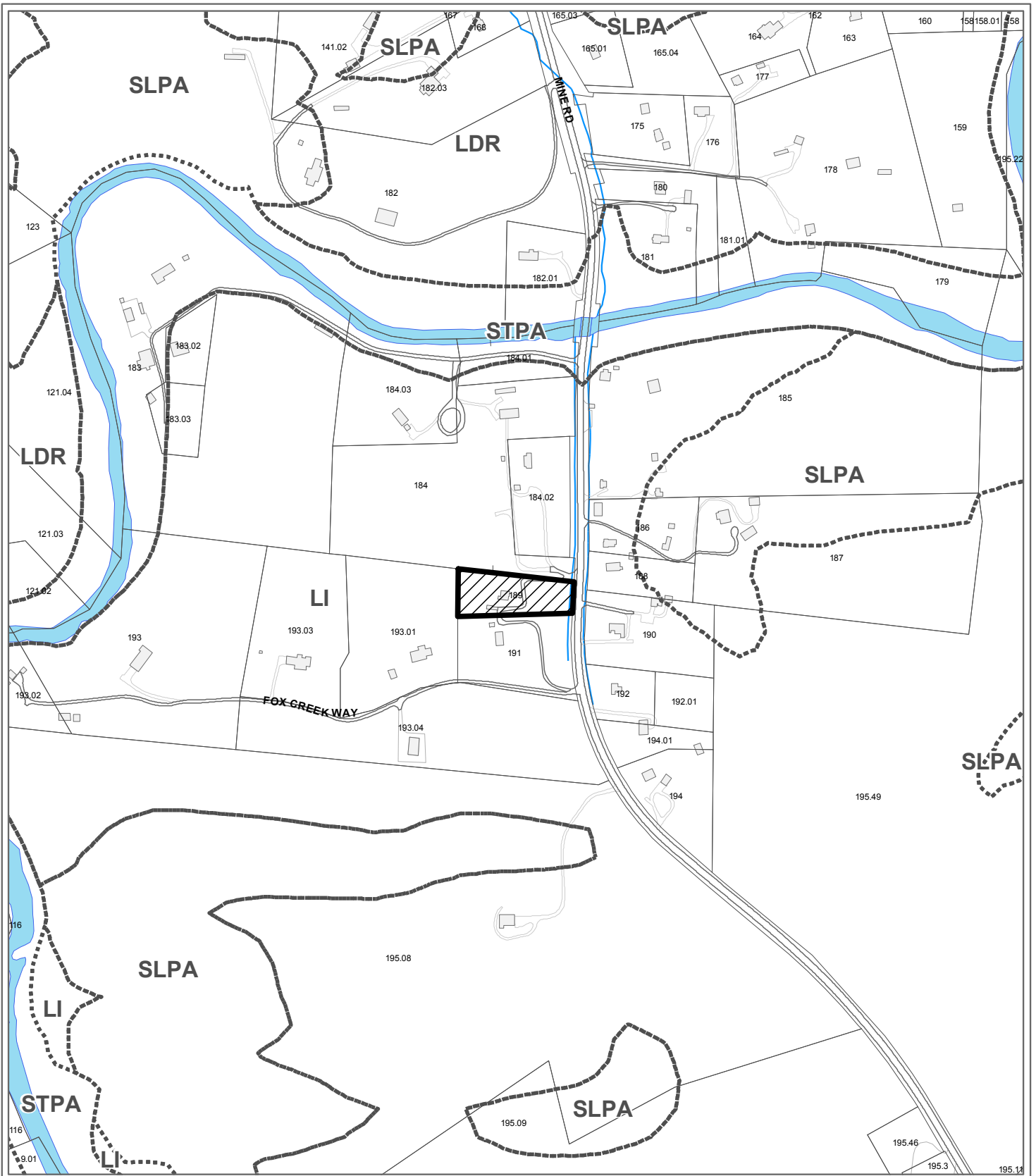
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/23/2011. 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.



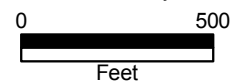
**4-D-11-SP / 4-F-11-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: LI (Light Industrial)
To: LDR (Low Density Residential)

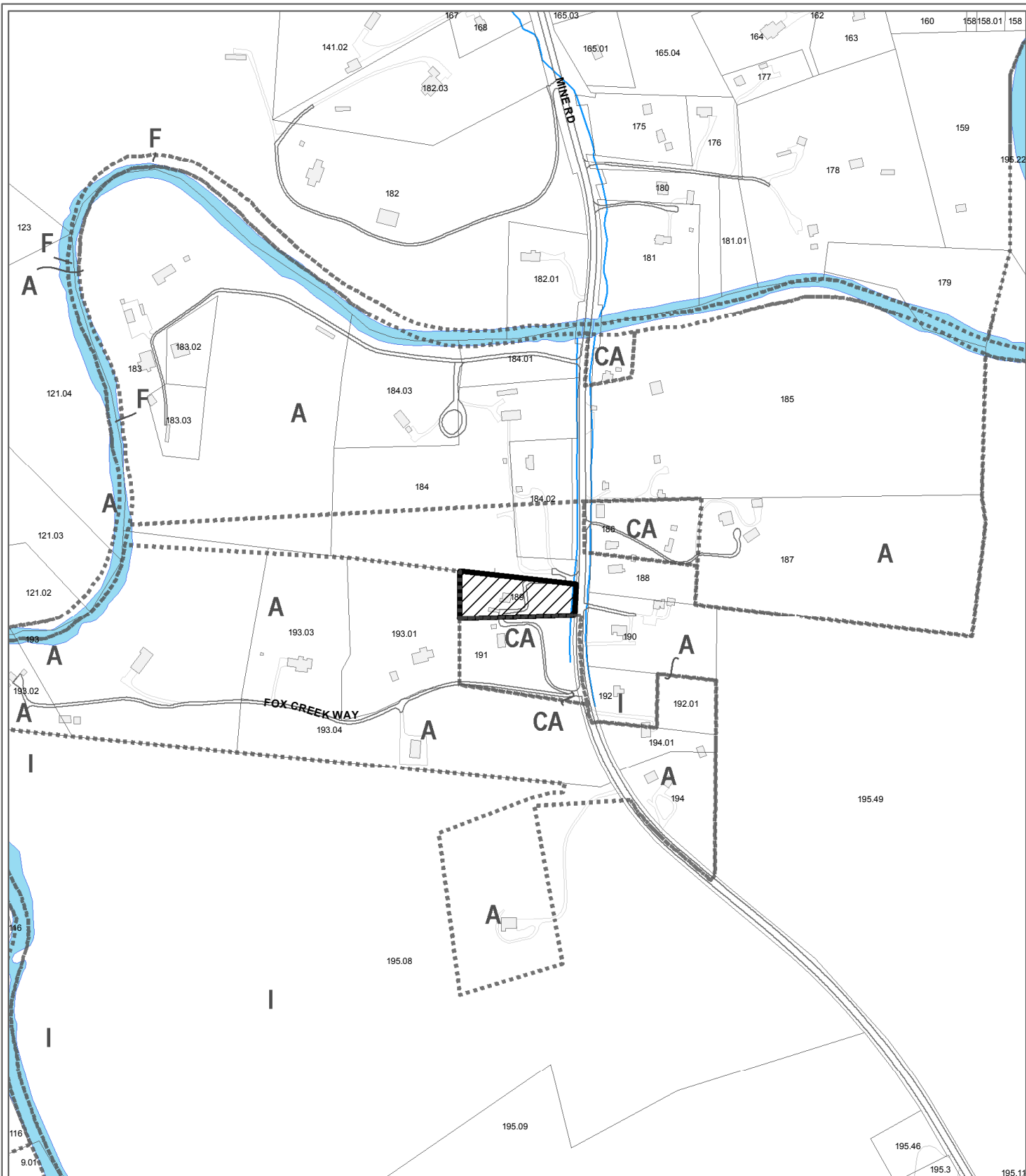


Petitioner: Troutman, Glenna

Map No: 42
Jurisdiction: County

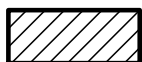


Original Print Date: 3/24/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



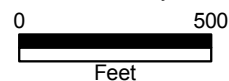
**4-F-11-RZ
REZONING**

From: I (Industrial)
To: A (Agricultural)



Petitioner: Troutman, Glenna

Map No: 42
Jurisdiction: County



Original Print Date: 3/24/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST 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 Northeast 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**, Glenna Troutman, has submitted an application to amend the Sector Plan from Light Industrial to Low Density Residential for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northeast 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 April 14, 2011, 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 revised amendment to the Northeast County Sector Plan, with its accompanying, staff report and map, file #4-D-11-SP.

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

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

Date

Chairman

Secretary