



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

▶ **FILE #:** 7-A-11-RZ
7-A-11-SP

AGENDA ITEM # 30
AGENDA DATE: 7/14/2011

▶ **APPLICANT:** LEON VINEYARD
OWNER(S): Leon or Mark Vineyard

TAX ID NUMBER: 18 021
JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Raccoon Valley Dr, northeast of Norris Fwy.

▶ **TRACT INFORMATION:** 2.5 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via E. Raccoon Valley Rd., a minor arterial street with 19' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG/RR (Agricultural/Rural Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RC (Rural Commercial) / CR (Rural Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self-storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: E. Raccoon Valley Dr. - Vacant land / C, Ag-RR / A (Agricultural)
South: Norris Fwy. -Convenience store, fueling station / C, Ag-RR / CA (General Business), A (Agricultural)
East: Houses, vacant land / Ag-RR / A (Agricultural)
West: House / Ag-RR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed primarily with agricultural and rural residential uses under A zoning. There is a convenience store and fueling station to the southeast, zoned CA.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #7-A-11-SP, amending the North County Sector Plan to RC (Rural Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached**

► **RECOMMEND that County Commission APPROVE CR (Rural Commercial) zoning.**

CR zoning is appropriate at this location to serve residents who live in the vicinity of the site, as well as commuters travelling on either of the two streets at this intersection. CR zoning will allow limited retail and service uses to be developed on the site. The zone includes considerable landscaping and other development performance standards to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of the area.

COMMENTS:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

No known road improvements have occurred in this area.

ERROR OR OMISSION IN CURRENT PLAN:

The current sector plan calls for agricultural and rural residential uses for the site. However, this site is located at the intersection of two arterial streets, which makes it a viable location for a small commercial node.

CHANGES IN GOVERNMENT POLICY:

This location at an intersection is appropriate for rural commercial uses. The requested CR zone is intended to provide limited retail and service uses for the recurring shopping and personal service needs of residents of nearby rural residential areas. Being located at the intersection of two arterial streets, with two potential points of access to the site from the two arterial streets, this site is a typical situation for establishment of a commercial crossroads.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

There is a commercial establishment to the southeast of the site, which has set a precedent for establishment of a small commercial node around this intersection.

REZONING REQUIREMENTS:

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

1. CR zoning is appropriate at this commercial crossroads location at the intersection of two arterial streets.
2. The surrounding area is developed with a mix of agricultural and rural residential uses. Rural commercial uses are appropriate to serve surrounding residents and commuters through the area.
3. With the performance standards included in the CR zone, the proposal is compatible with the surrounding development and zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CR zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. Development should be compatible with the character of the adjacent neighborhood. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The range of permitted uses is limited to those that are generally patronized on a frequent basis by area residents. Development performance standards are provided to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
2. The subject property clearly fits the criteria spelled out in the above general description of the CR zone from the Knox County Zoning Ordinance.

THE EFFECTS OF THIS PROPOSAL

1. Public water is available to serve the site. Sanitary sewer is available in the area, but may have to be extended, if necessary, to serve this site.
2. The proposal will have no impact on schools and the traffic impact will depend on the type of commercial uses that are proposed.
3. CR zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the amendment from Ag-RR to RC, the requested CR zoning would be consistent with the North County Sector Plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. CR zoning is an acceptable zone for consideration within the Rural Area.
3. Approval of these requests could lead to future requests for rural commercial or similar zoning in the surrounding area. Each request would have to be considered on a case by case basis, based on its own merits.

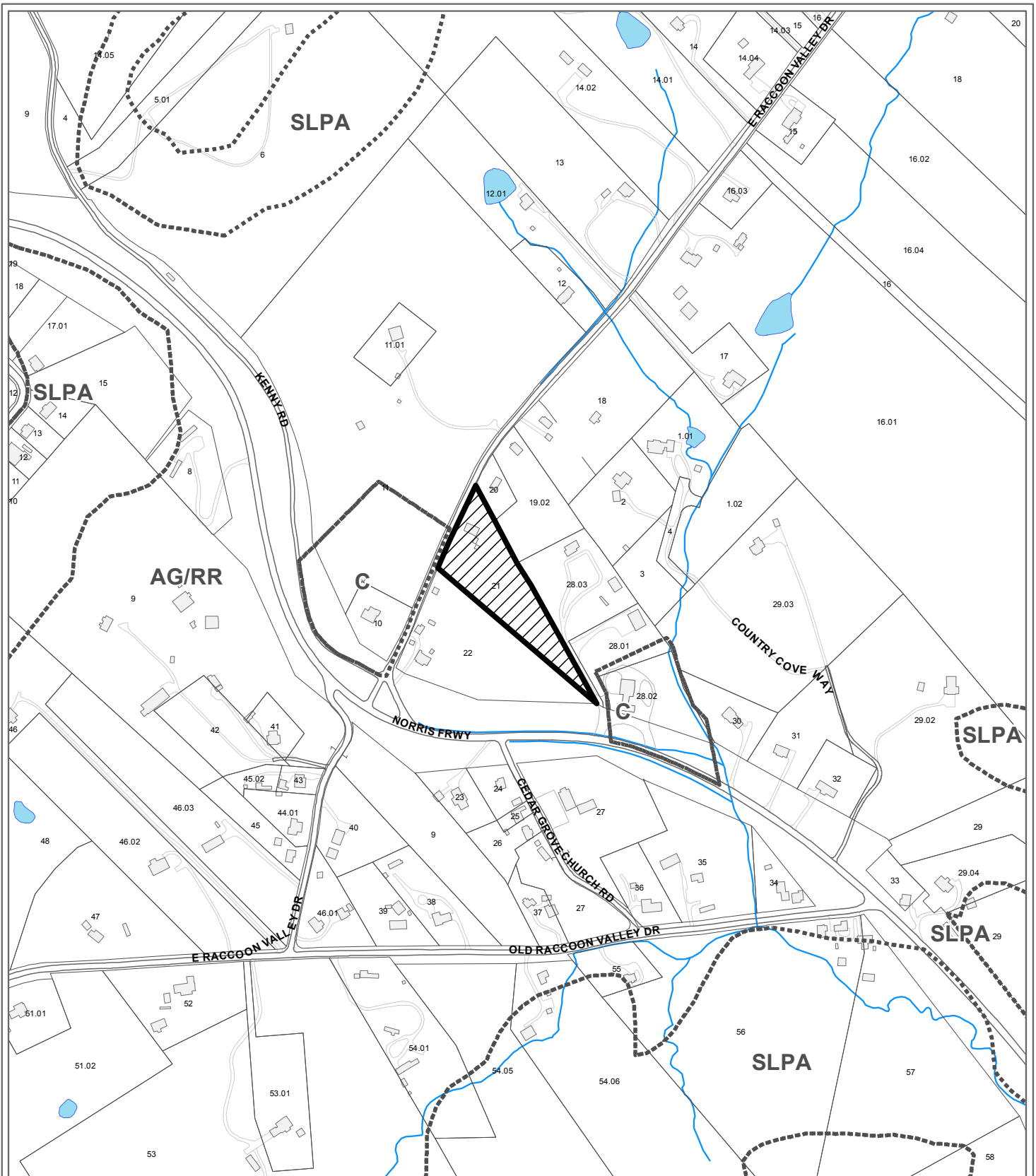
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

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 8/22/2011. 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.



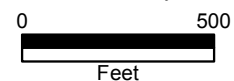
**7-A-11-SP / 7-A-11-RZ
NORTH COUNTY SECTOR PLAN AMENDMENT**

From: AG/RR (Agricultural/Rural Residential)
To: RC (Rural Commercial)

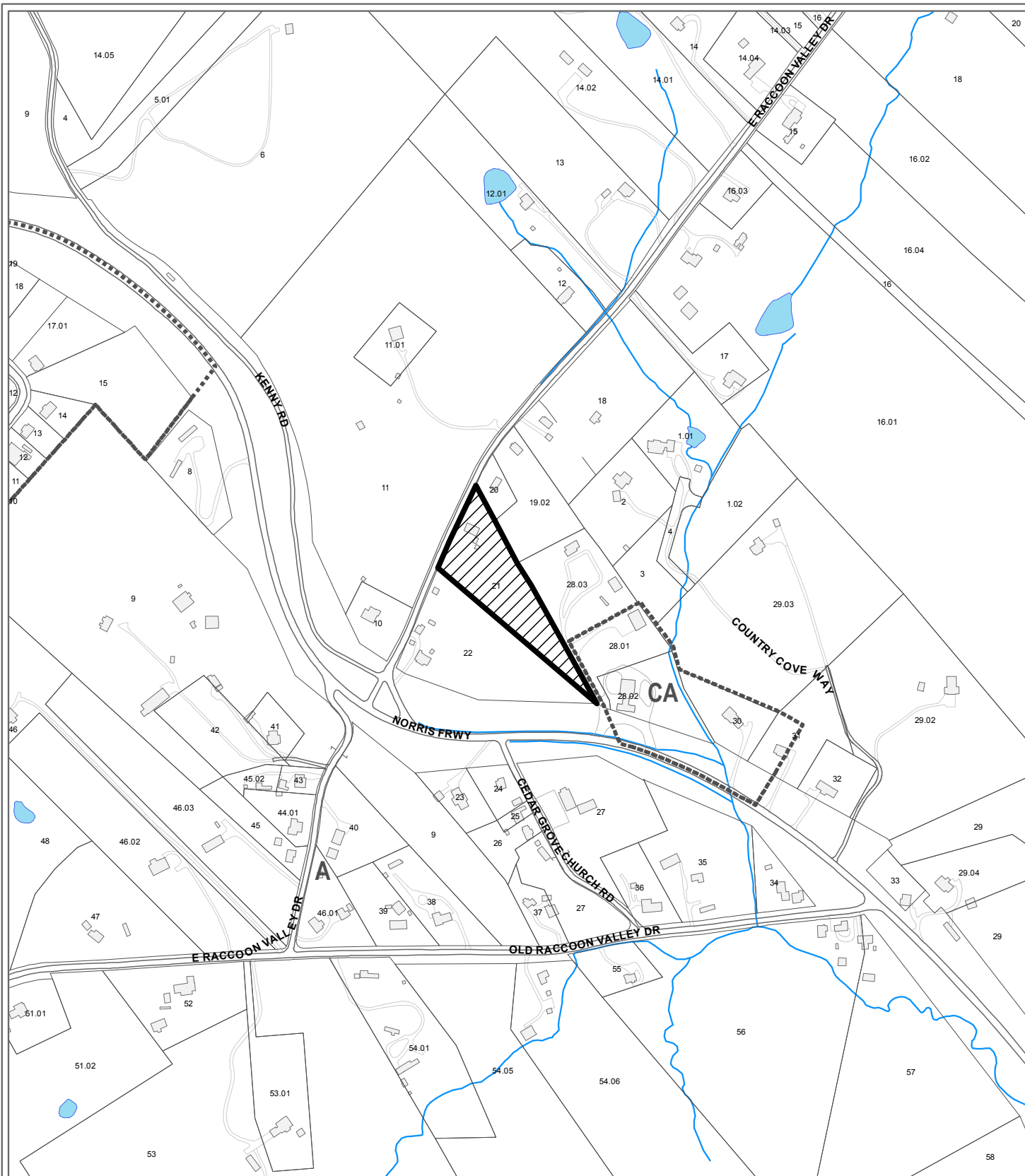


Petitioner: Vineyard, Leon

Map No: 18
Jurisdiction: County



Original Print Date: 6/22/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-A-11-RZ
REZONING**

From: A (Agricultural)

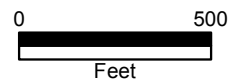
To: CR (Rural Commercial)



Petitioner: Vineyard, Leon

Map No: 18

Jurisdiction: County



Original Print Date: 6/29/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH 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 North 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**, Leon Vineyard, has submitted an application to amend the Sector Plan from Agricultural and Rural Residential to Rural Commercial for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North 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 July 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 North County Sector Plan, with its accompanying, staff report and map, file #7-A -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