

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

▶ **FILE #:** 3-A-11-RZ **AGENDA ITEM #** 27
 3-A-11-SP **AGENDA DATE:** 3/10/2011

▶ **APPLICANT:** CATE ROAD DEVELOPERS, LLC
 OWNER(S): Cate Road Developers, LLC

TAX ID NUMBER: 79 02903
 JURISDICTION: Commission District 6

▶ **LOCATION:** Northwest side Schaad Rd., northeast of Grassy Creek Way

▶ **TRACT INFORMATION:** 1.65 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Schaad Rd., a minor arterial street with 4 lanes within 80' of right-of-way and Grassy Creek Way, a local, private street with 10' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Use) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self-storage facility or other permitted use

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of C designation and CA zoning from the west

HISTORY OF ZONING REQUESTS: None noted for this site.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Grassy Creek, golf course / STPA, PPOS / OS-1 (Open Space Preservation)
 South: Residences / MU / A (Agricultural) and RB (General Residential)
 East: Golf course / PPOS / OS-1 (Open Space Preservation)
 West: Vacant land / C / CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential and commercial uses, zoned A, CA and RB, adjacent to Knoxville Municipal Golf Course and parking, zoned OS-1.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 8-A-10-SP, amending the Northwest County Sector Plan to C (Commercial)**

and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

The proposal is a logical extension of the C sector plan designation from the west to include the subject property. Commercial uses are compatible with the surrounding land uses and zoning.

► **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA zoning at this location is an extension of zoning from the west and southeast and is compatible with surrounding land uses and zoning.

COMMENTS:

SECTOR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

Schaad Rd. has been widened to four lanes from Oak Ridge Hwy. to this site, making this area more appropriate for commercial uses.

ERROR OR OMISSION IN CURRENT PLAN:

The plan currently calls for mixed uses, limited to office or medium density residential at this site. However, the sites to the west and southeast are zoned CA,

CHANGES IN GOVERNMENT POLICY:

The property is located between the golf course, two CA zoned properties and some residential properties. Commercial development is appropriate at this location.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This stretch of Schaad Rd., between Oak Ridge Hwy. and the Knoxville Municipal Golf Course, is appropriate for non-residential uses, with the recent widening of the road.

REZONING REQUIREMENTS:

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

1. Several properties in the immediate area are already zoned CA, including two sites directly adjacent to the site, one of which contains a commercial business.
2. The site is accessed from Schaad Rd., a four-lane, minor arterial street with sufficient capacity to support CA development. The adjacent property to the west is under the same ownership as the subject property.
3. A good portion of the surrounding area is already zoned for and developed with commercial uses. Some residential uses and zones are still in place along this section of Oak Ridge Hwy., but the sector plan proposes commercial uses for the properties that front on the highway.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, this property is appropriate to be rezoned to CA.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CA zoning at this location would have little adverse impact on surrounding properties.
3. The applicant listed self-service storage facility as the proposed use on the application. This use would require use on review approval of a development plan by MPC prior to construction.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended plan amendment to commercial, CA zoning is consistent with the Northwest County Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for CA zoning in the immediate area, on properties designated for mixed uses on the sector plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/25/2011. 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.

**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**, Cate Road Developers, LLC, has submitted an application to amend the Sector Plan from Mixed Uses to Commercial for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised 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 March 10, 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 Northwest County Sector Plan, with its accompanying, staff report and map, file #3-A-11-SP.

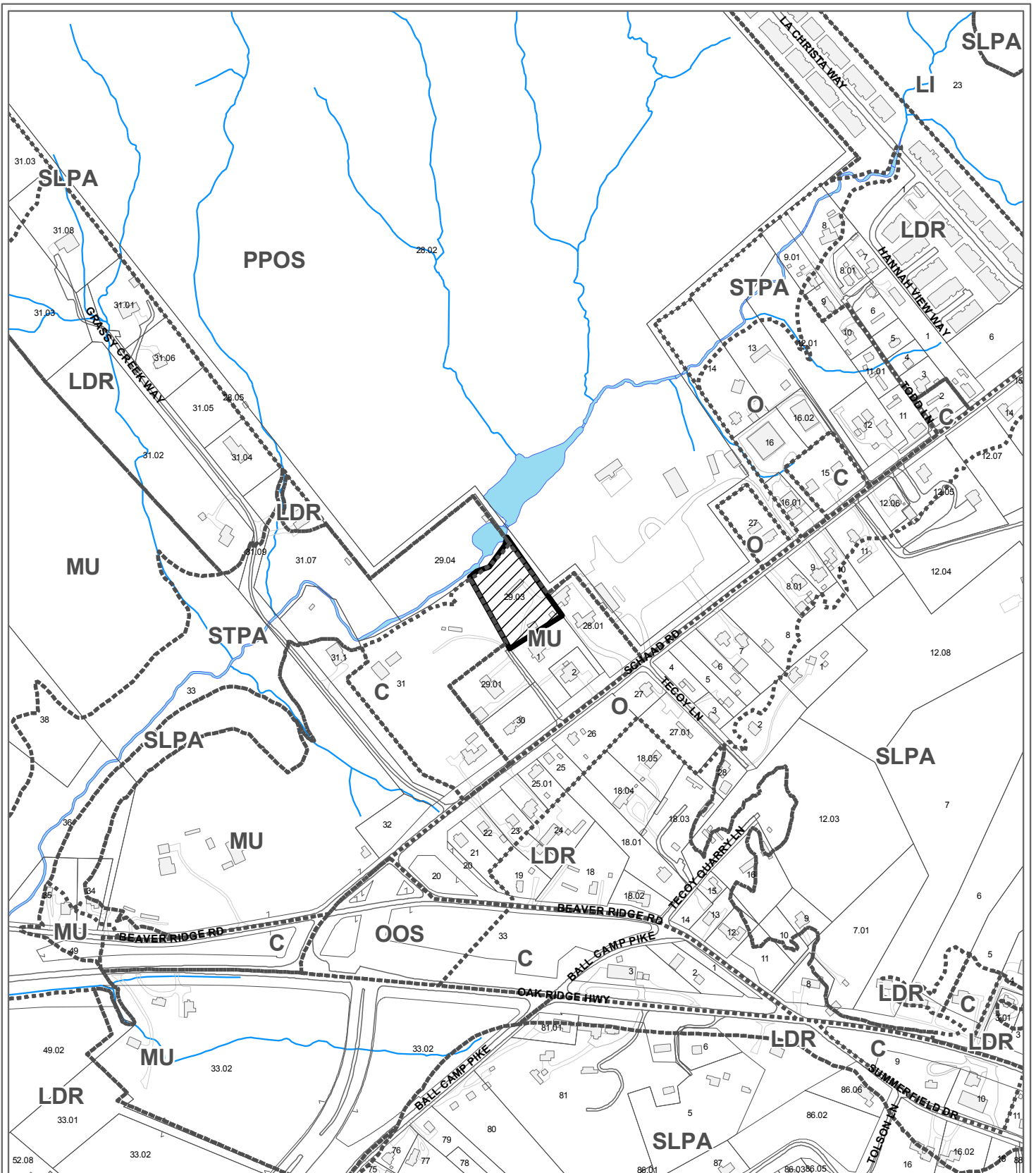
SECTION 2: This Resolution shall take effect upon its approval.

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



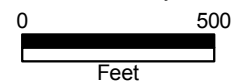
**3-A-11-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: MU (Mixed Use)
To: C (Commercial)

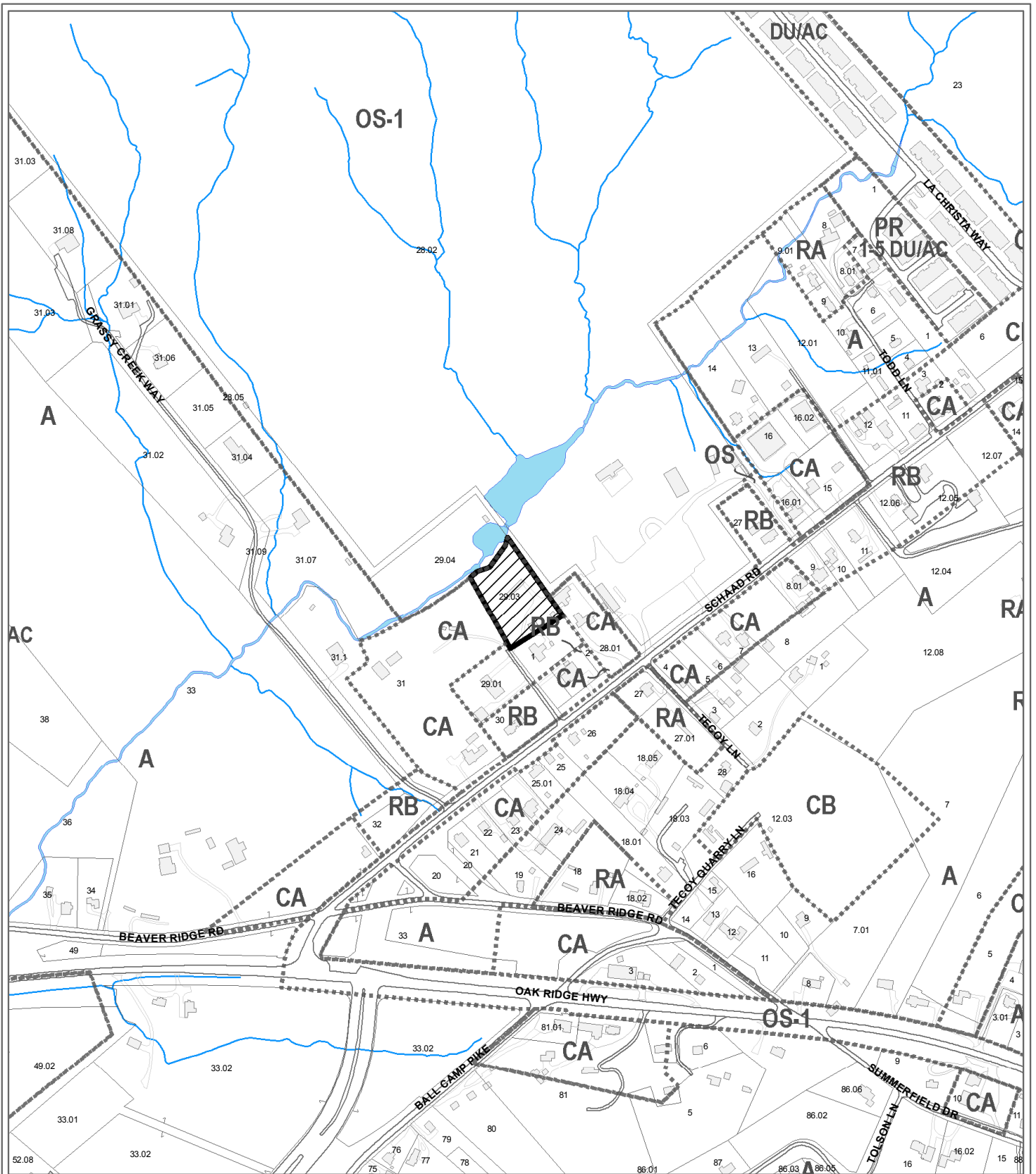


Petitioner: Cate Road Developers, LLC

Map No: 79
Jurisdiction: County



Original Print Date: 2/22/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



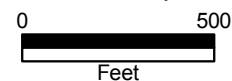
**3-A-11-RZ
REZONING**

From: A (Agricultural)
To: CA (General Business)



Petitioner: Cate Road Developers, LLC

Map No: 79
Jurisdiction: County



Original Print Date: 2/23/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902