



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

▶ **FILE #:** 10-B-11-SP

**AGENDA ITEM #** 31

**AGENDA DATE:** 10/13/2011

▶ **APPLICANT:** KEN FRAZIER

OWNER(S): Ken Frazier

TAX ID NUMBER: 93 B B 029

JURISDICTION: Council District 3

▶ **LOCATION:** Northwest side Hinton Dr., northeast of Western Ave.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Hinton Dr., a major collector street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted by O-1 zoning

EXTENSION OF PLAN DESIGNATION: No, sector plan does not recognize O-1 zoning on either side of site. LDR is proposed.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Dwellings / LDR / R-1 (Low Density Residential)

South: Hinton Dr. - Dwellings / LDR / C-3 (General Commercial)

East: House and office / LDR / O-1 (Office, Medical & Related Services)

West: Vacant land / LDR / O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT This site is located just north of commercial uses fronting on Western Ave., zoned C-3, C-4 and SC-1, and south of a residential area off of Ball Camp Pike, zoned R-1.

**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION # 10-B-11-SP, amending the Northwest City Sector Plan to O (Office) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

Office uses are appropriate for this site which has O-1 zoning on either side. The One Year Plan designates the 2 adjacent tracts for office uses. O-1 zoning would allow professional or medical office uses to be

located on this site.

**COMMENTS:**

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

**NEW ROAD OR UTILITY IMPROVEMENTS:**

No known improvements to Hinton Dr. have occurred directly adjacent to this site. The road is sufficient and the utilities are in place to serve this site.

**ERROR OR OMISSION IN CURRENT PLAN:**

The One Year Plan designates the 2 adjacent parcels for office uses, consistent with their O-1 zoning. The sector plan does not recognize the O-1 zoning and potential office uses on this side of Hinton Dr.

**CHANGES IN GOVERNMENT POLICY:**

The property is accessed from Hinton Dr., a minor collector street, so no additional traffic will be generated through residential streets, making this location viable for office use. O-1 zoning is already in place on either side of the subject property, so office uses at this location are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

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

Both adjacent properties in this short section of Hinton Dr. have been rezoned O-1 for office development. The pattern for non-residential development along Hinton Dr. has been established.

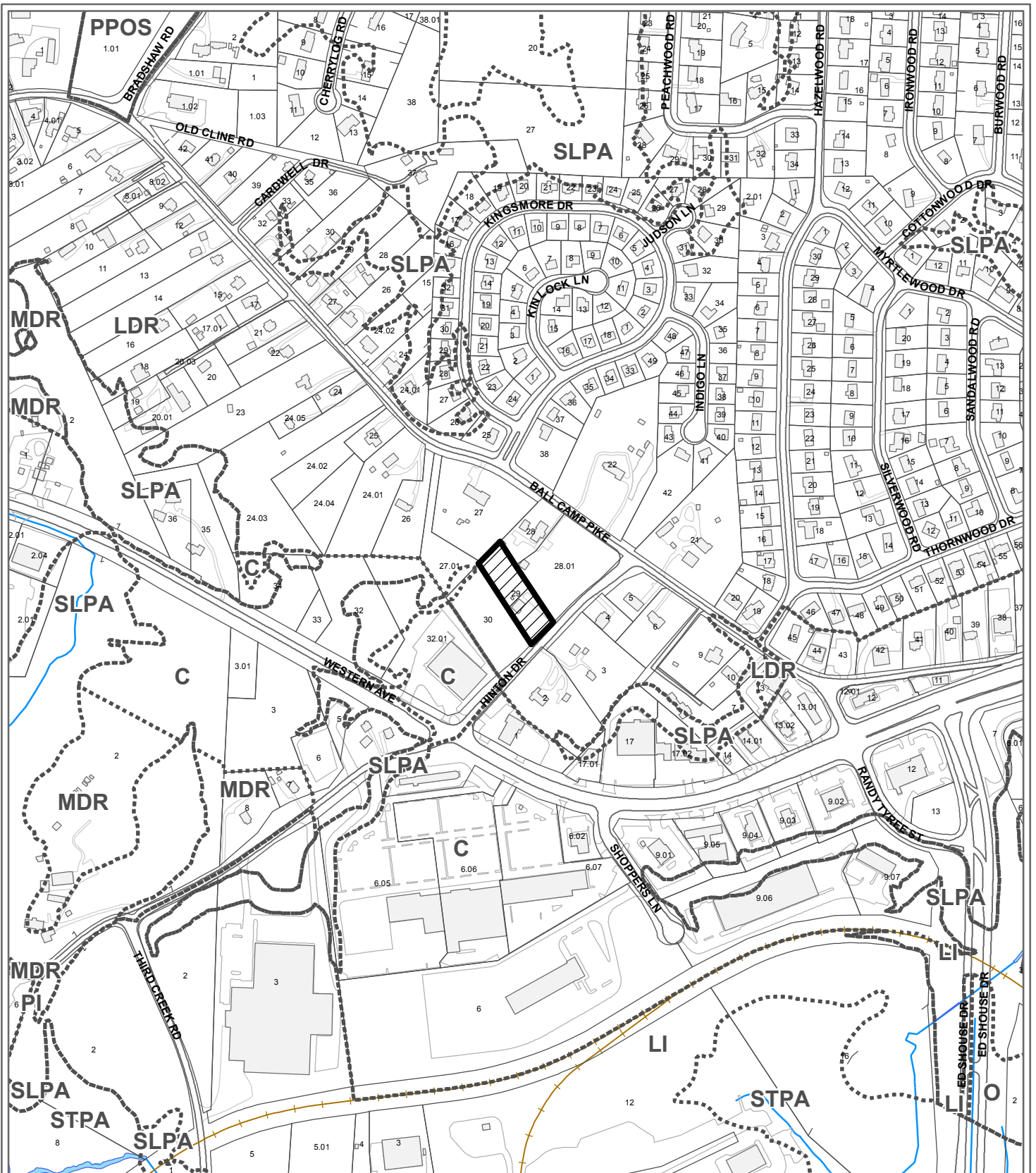
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

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 Knoxville City Council for action on 11/15/2011 and 11/29/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-B-11-SP  
NORTHWEST CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)  
To: O (Office)



Petitioner: Frazier, Ken

Map No: 93  
Jurisdiction: City

Original Print Date: 9/28/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHWEST CITY 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 City 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 plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Ken Frazier, has submitted an application to amend the Sector Plan from Low Density Residential to Office, for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northwest City 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 October 13, 2011, after consideration of the staff recommendation and testimony from those persons in support and opposed to the 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 City Sector Plan, with its accompanying staff report and map, file #10-B-11-SP.*

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

*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

▶ **FILE #:** 10-E-11-RZ  
 10-C-11-PA

**AGENDA ITEM #** 31  
**AGENDA DATE:** 10/13/2011

▶ **APPLICANT:** KEN FRAZIER  
 OWNER(S): Ken Frazier

TAX ID NUMBER: 93 B B 029  
 JURISDICTION: Council District 3

▶ **LOCATION:** Northwest side Hinton Dr., northeast of Western Ave.

▶ **TRACT INFORMATION:** 1 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Hinton Dr., a major collector street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted by O-1 zoning

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of O designation from either side of site

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Dwellings / LDR / R-1 (Low Density Residential)  
 South: Hinton Dr. - Dwellings / GC / C-3 (General Commercial)  
 East: House and office / O / O-1 (Office, Medical & Related Services)  
 West: Vacant land / O / O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This site is located just north of commercial uses fronting on Western Ave., zoned C-3, C-4 and SC-1, and south of a residential area off of Ball Camp Pike, zoned R-1.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.**

Office uses are appropriate at this location, which is adjacent to office designated and O-1 zoned properties on either side. Office use of this site would be compatible with the surrounding development and zoning

pattern.

► **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.**

The recommended O-1 zoning is compatible with surrounding development and zoning and is a logical extension of office zoning from either side.

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

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

- A. **NEW ROAD OR UTILITY IMPROVEMENTS** - The road is sufficient and the utilities are in place to serve this site.
- B. **ERROR OR OMISSION IN CURRENT PLAN** - The plan currently proposes office uses on both adjacent properties. The proposed amendment is an extension of the existing plan designation from either side.
- C. **CHANGES IN GOVERNMENT POLICY** - The property is accessed from Hinton Dr., a local street that connects Western Ave. with Ball Camp Pike, so no additional traffic will be generated through residential streets, making this location viable for office use. Office uses at this location are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- D. **CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS** - Properties on either side of this site are already designated O and zoned O-1. Approval of this plan amendment fills in the gap between two office designated sites.

**REZONING REQUIREMENTS:**

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

- 1. O-1 zoning is appropriate along this short section of Hinton Dr. as a transitional zone between commercial and residential uses.
- 2. The proposal is an extension of zoning from the southwest and northeast.
- 3. Uses permitted under O-1 zoning would be compatible with the surrounding land use and zoning pattern.

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

- 1. The requested O-1 zoning is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Further, the intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
- 2. Based on the above description, O-1 is an appropriate zone for this site.

**THE EFFECTS OF THIS PROPOSAL**

- 1. Public water and sewer utilities are available to serve the site.
- 2. O-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 3. The impact on the street system will depend on the type of office development proposed.

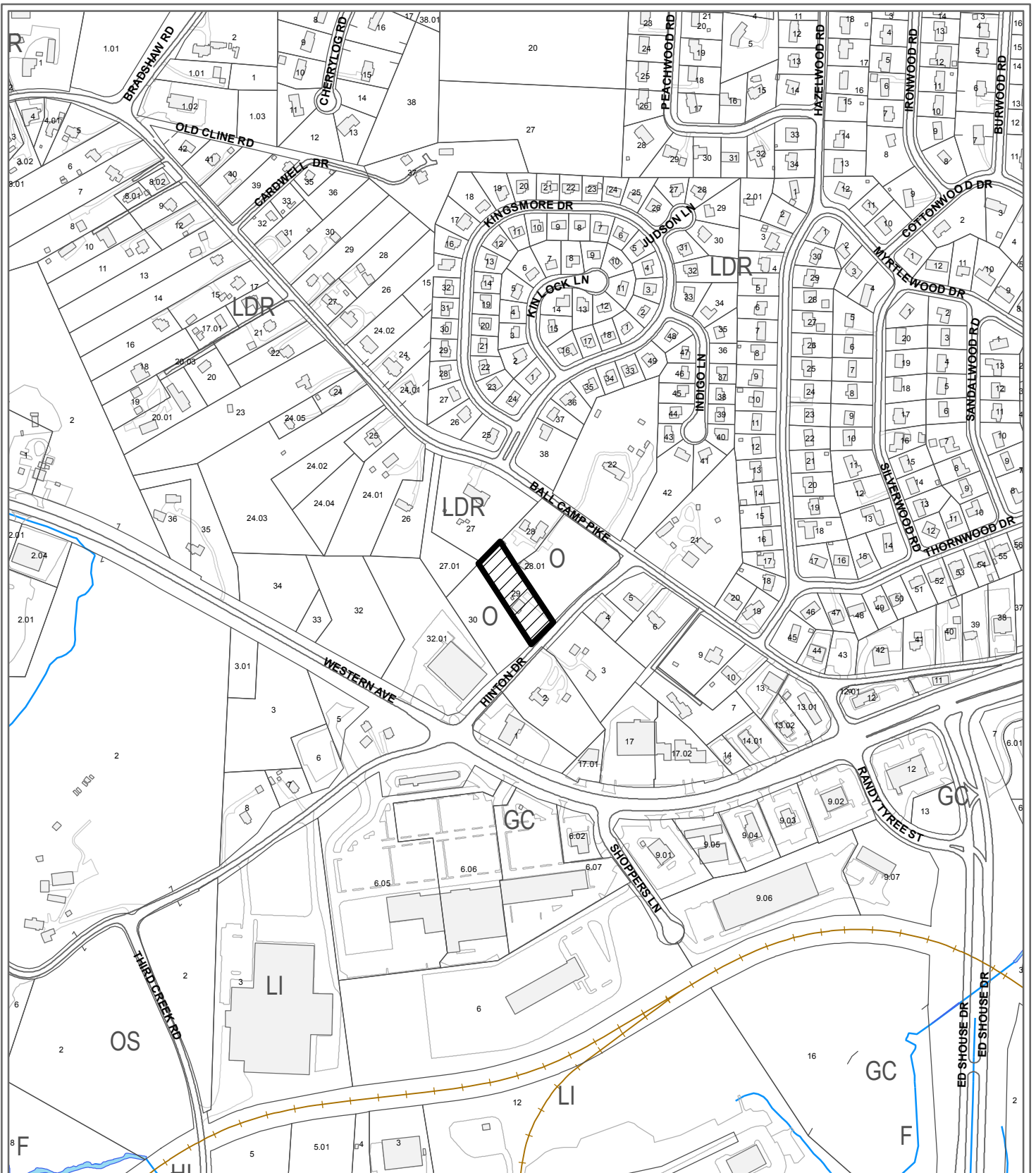
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. With the recommended amendment to O, the recommended O-1 zoning is consistent with the City of Knoxville One Year Plan.
- 2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. A Northwest City Sector Plan amendment accompanies these One Year Plan amendment and rezoning requests (10-B-11-SP). That request is to amend the sector plan from low density residential to office. This amendment must also be approved to be consistent with the requested O-1 zoning.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/15/2011 and 11/29/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-C-11-PA / 10-E-11-RZ  
PLAN AMENDMENT**

From: LDR (Low Density Residential)  
To: O (Office)

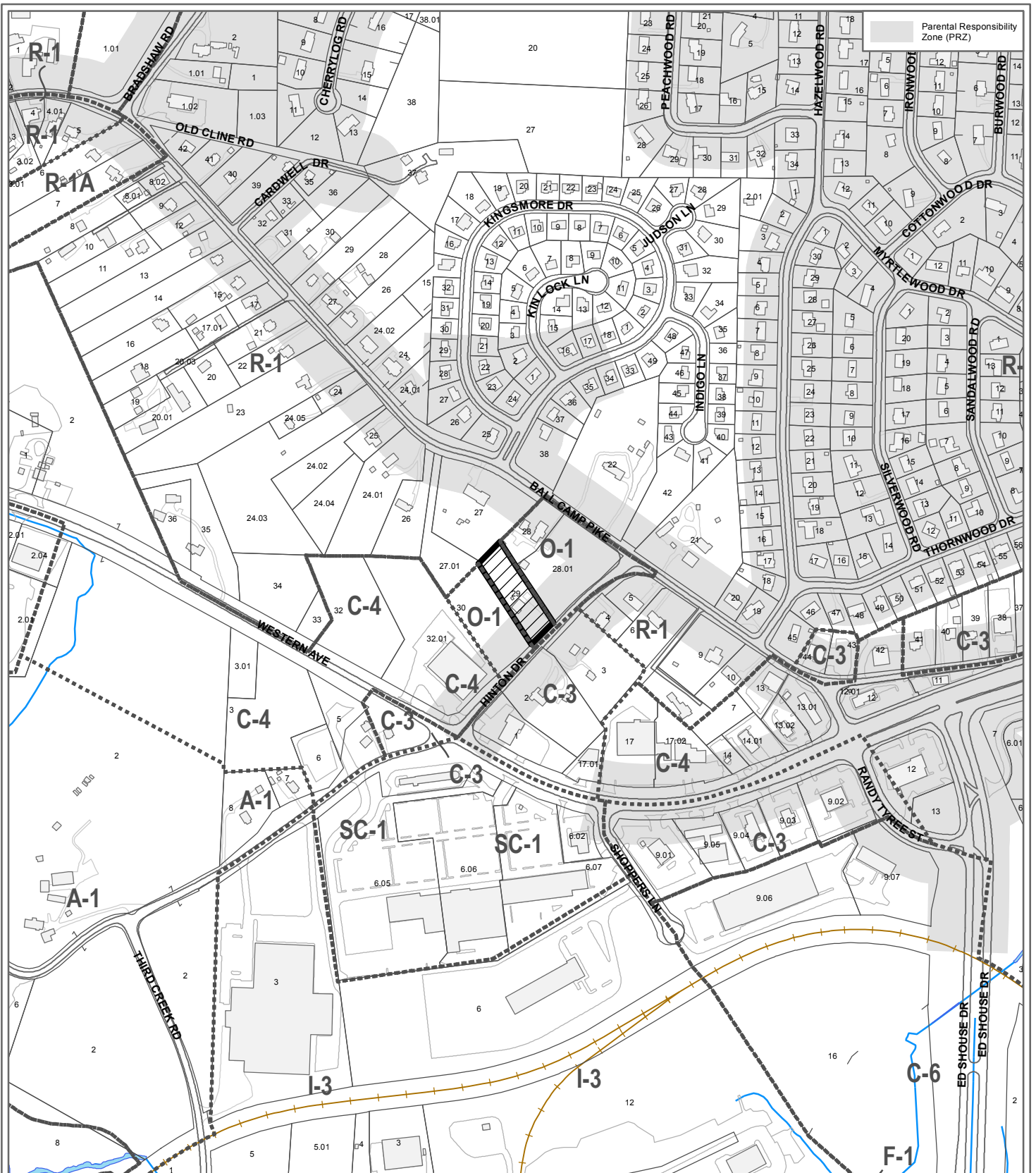


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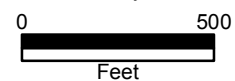
**10-E-11-RZ  
REZONING**

From: R-1 (Low Density Residential)  
To: O-1 (Office, Medical, and Related Services)



Petitioner: Frazier, Ken

Map No: 93  
Jurisdiction: City



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