



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

**FILE #:** 1-C-12-RZ  
1-A-12-PA

**AGENDA ITEM #:** 17  
**AGENDA DATE:** 1/12/2012

**APPLICANT:** RONALD E. JONES  
**OWNER(S):** Ronald E. Jones

**TAX ID NUMBER:** 109 I F 014, 015 AND 016 & 017  
**JURISDICTION:** Council District 1

**LOCATION:** Southeast side Maryville Pike, west of Chapman Hwy.  
**TRACT INFORMATION:** 2 acres.  
**SECTOR PLAN:** South City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via Maryville Pike, amjor collector street with 17-18' of pavement width within 45-60' of right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Goose Creek

**PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)  
**PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)  
**EXISTING LAND USE:** Office  
**PROPOSED USE:** Commercial/office  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of GC from the north  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:** North: Businesses / GC / C-4 (Highway & Arterial Commercial)  
South: Flenniken Landing multi-dwelling residential / O / O-1 (Office. Medical & Related Services)  
East: Businesses / GC / C-4 (Highway & Arterial Commercial)  
West: Maryville Pike - Vacant lots / LDR / R-1A (Low Density Residential)  
**NEIGHBORHOOD CONTEXT:** This area is developed with a mix of uses, including commercial businesses, offices, and residential uses under C-4, C-3, O-1, R-1A, R-1 and R-2 zoning.

**STAFF RECOMMENDATION:**

**RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation on parcel 15 only. (See attached MPC recommendation map.).**  
Commercial uses are appropriate for parcel 15, which is adjacent to GC designated property to the north, and

would be compatible with the scale and intensity of the surrounding development and zoning pattern. Parcel 14 should be maintained for office uses, rather than more intense commercial uses, as it has topographic constraints, a possible sinkhole, existing vegetation and creates a good transition between residential uses to the south and commercial uses to the north.

► **RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning, except for parcel 109IF014 to remain O-1. (See attached MPC recommendation map.).**

C-3 zoning is appropriate for this site, which is located in a mixed use special district on the recently adopted South City Sector Plan, that is eligible for C-3 consideration. Parcel 14 should retain its current O-1 zoning as it creates a good transition between the requested commercial uses to the north and the residential uses to the south. Parcel 14 also has some steeper, vegetated slopes and a possible sinkhole that would likely be more impacted with more intense commercial development, as opposed to the office uses currently allowed. The recommendation is compatible with the scale and intensity of surrounding development. The City of Knoxville One Year Plan proposes office uses only for parcels 14 and 15. Staff is recommending that parcel 14 retain its office plan designation and O-1 zoning.

**COMMENTS:**

**ONE YEAR PLAN REQUIREMENTS:**

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

- A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
- B. ERROR OR OMISSION IN CURRENT PLAN - The sector plan proposes that C-3 commercial zoning may be considered for these two parcels. Approval of GC on parcel 15 brings the One Year Plan into conformance with the sector plan.
- C. CHANGES IN GOVERNMENT POLICY - The recently adopted South City sector plan recommends a mix of uses for this site, including the proposed commercial.
- D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The only significant change in development of this area recently is the introduction of two multi-dwelling residential developments to the south of this site, on the north side of Flenniken Ave.

**REZONING REQUIREMENTS:**

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

- 1. C-3 zoning on parcels 15-17 is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. The proposal is consistent with the recommended amendment to the One Year Plan and the current Sector Plan proposal.
- 3. C-3 zoning is appropriate for parcels 15 thru 17, with access to a major collector street in close proximity to Chapman Hwy., a major arterial street.
- 4. Parcel 14 should retain its current O-1 zoning as it creates a good transition between the requested commercial uses to the north and the residential uses to the south. Parcel 14 also has some steeper, vegetated slopes and a possible sinkhole that would likely be more impacted with more intense commercial development, as opposed to the less intense office uses currently allowed.

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

- 1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
- 2. Based on the above general intent, parcels 15-17 are appropriate for C-3 development.

**THE EFFECTS OF THE PROPOSAL:**

- 1. Water and sewer utilities are in place to serve this site.
- 2. The proposal will have no impact on schools. The amount of traffic generation will depend on the type of commercial development proposed.
- 3. If approved, C-3 zoning will allow commercial development of the recommended properties.

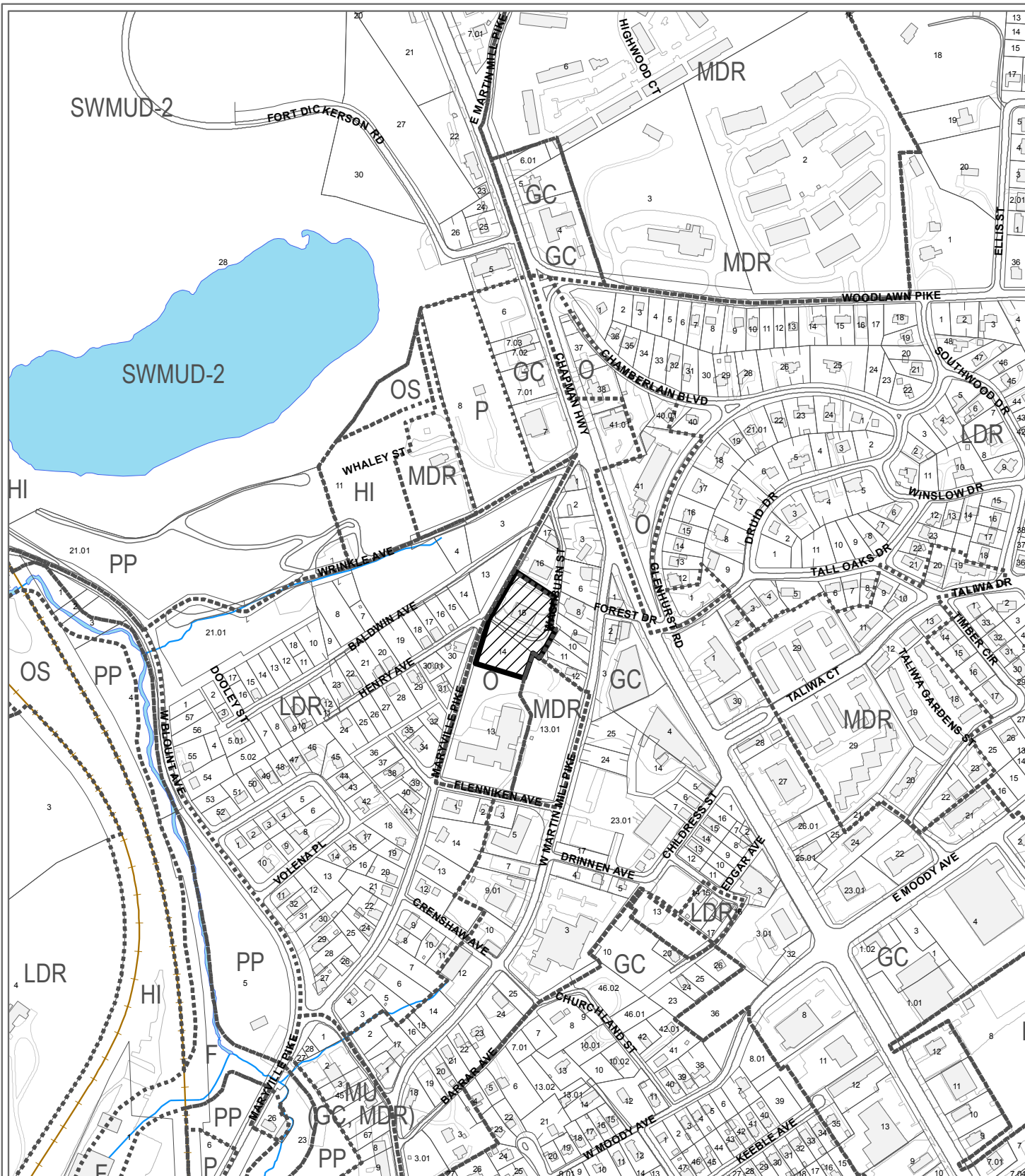
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed C-3 zoning is consistent with the recently adopted South City Sector Plan, which was adopted on 10/18/11 by City Council. The updated plan designates the subject property as MU-SD (SC-4), a mixed use special district which allows consideration of C-3 zoning. The area is also shown as Hillside and Ridgetop Protection Area. A copy of the proposed land use map and the description of the SC-4 special use district are attached.
2. The City of Knoxville One Year Plan proposes general commercial uses for parcels 16 and 17 and office uses for parcels 14 and 15. Staff recommends that parcel 14 retain its office designation and O-1 zoning and parcel 15 be changed to GC and C-3..
3. Approval of this request is not likely to lead to future requests for C-3 zoning on other parcels in the area, as most surrounding properties are already developed.

ESTIMATED TRAFFIC IMPACT: Not calculated.

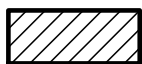
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/7/2012 and 2/21/2012. 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.



**1-A-12-PA / 1-C-12-RZ  
PLAN AMENDMENT**

Petitioner: Jones, Ronald E.

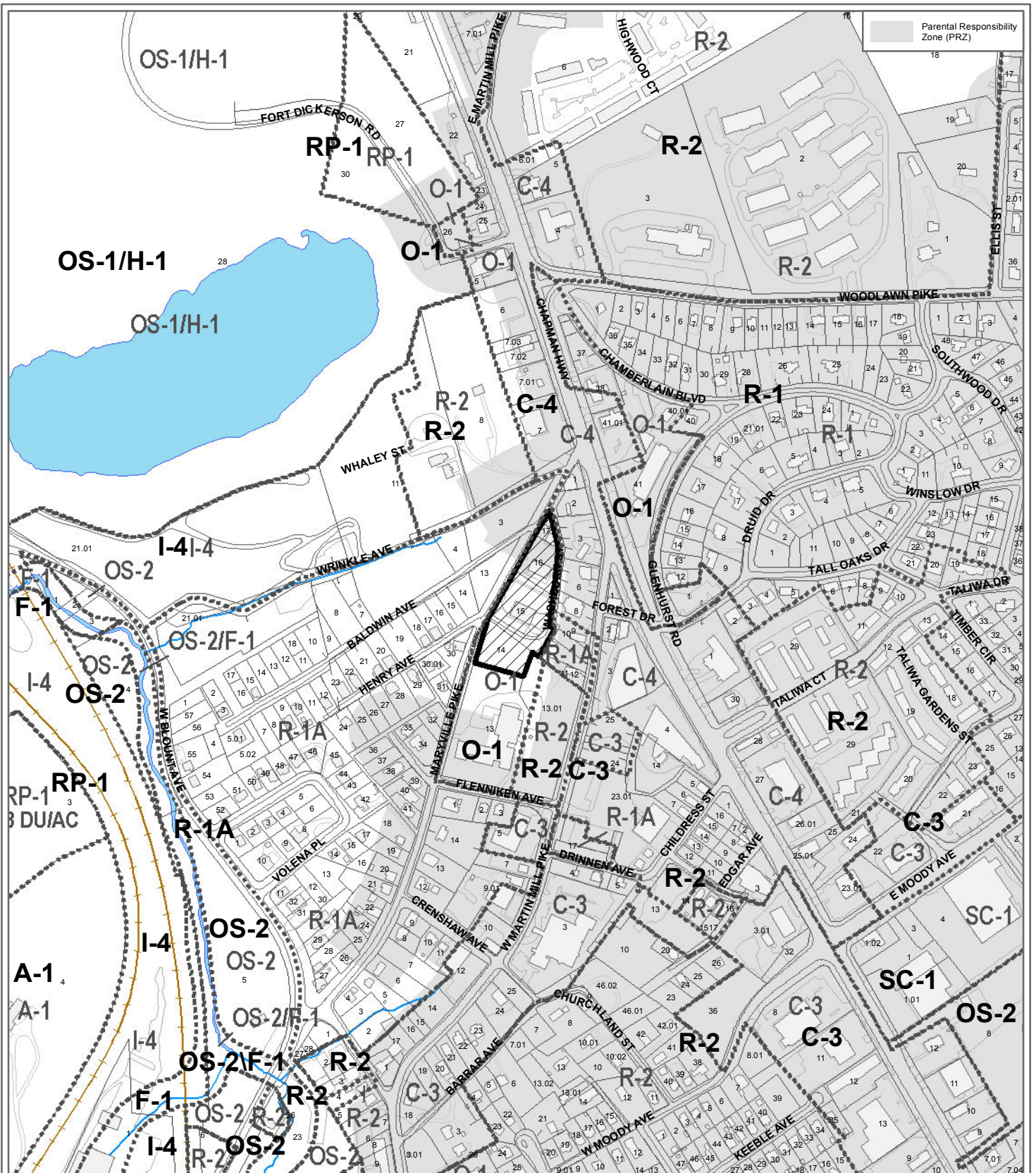


From: O (Office)  
To: GC (General Commercial)

Original Print Date: 12/14/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 109  
Jurisdiction: City  
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Feet





**1-C-12-RZ  
REZONING**

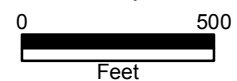
From: O-1 (Office, Medical, and Related Services)  
To: C-3 (General Commercial)



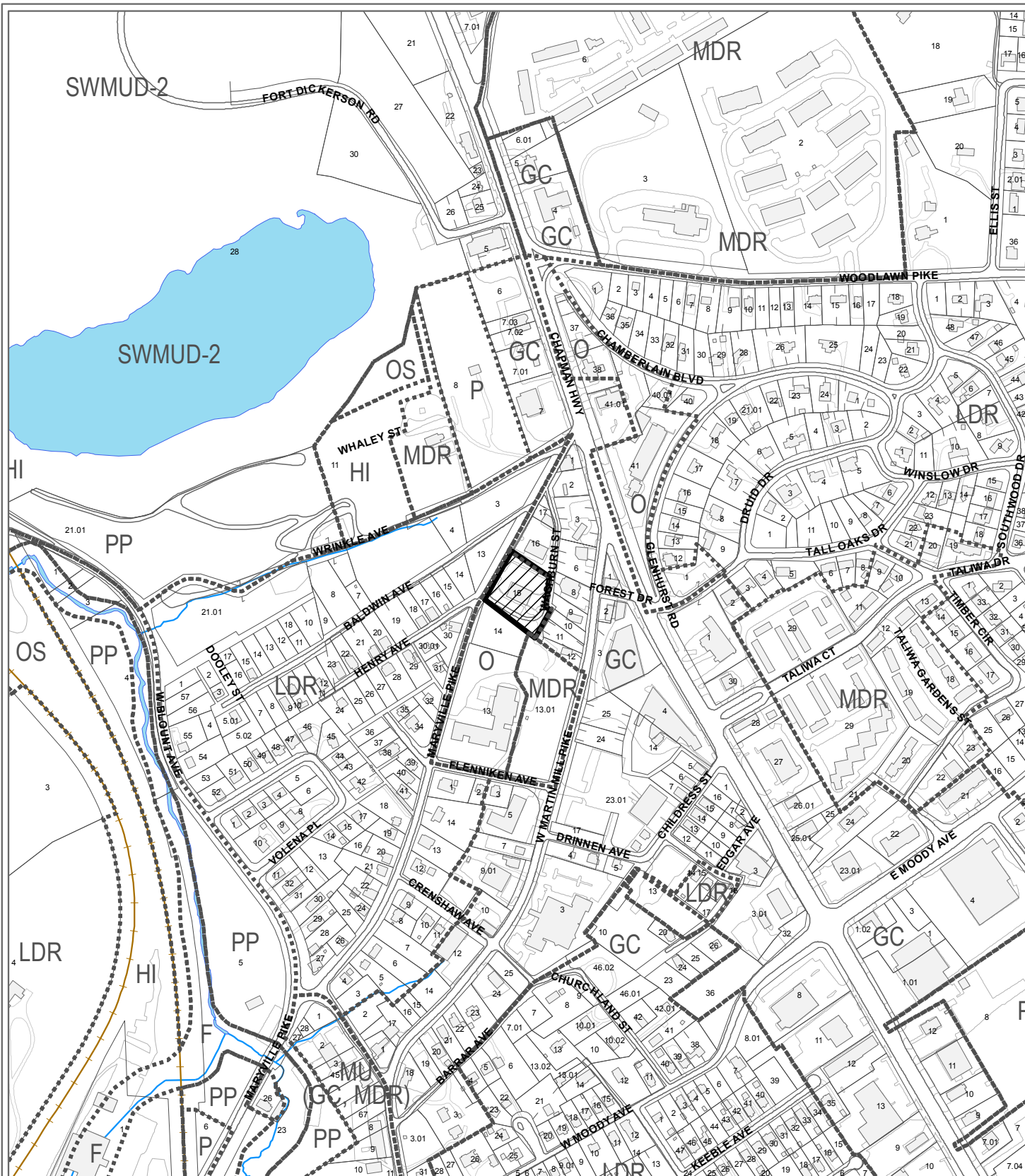
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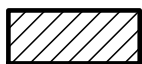


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**1-A-12-PA - MPC Staff Recommendation  
KNOXVILLE ONE YEAR PLAN AMENDMENT**

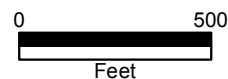
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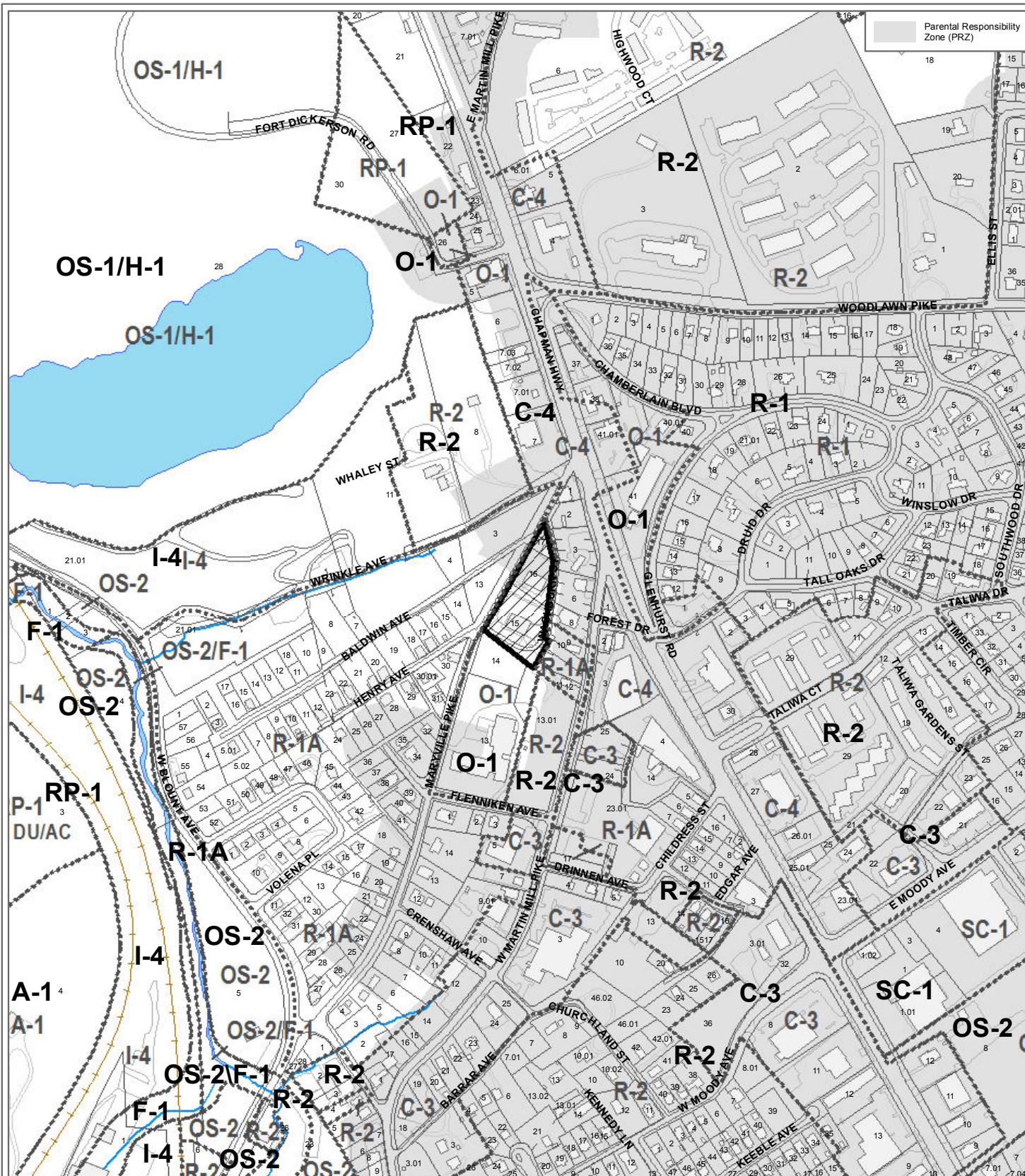


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**1-C-12-RZ - MPC Staff Recommendation  
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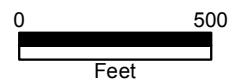
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MU-SD

SC-4

and Hillside and  
Ridgetop Protection  
Area



**SC-2: Potential Addition to the South Waterfront District**

**Recommended Uses:** This area currently contains commercial, office, industrial, and medium-density residential land uses, but the current zoning is I-3 and R-2. A continued mix of uses is appropriate but the physical layout and buffering of these uses is important because of its proximity to low density residential uses and the South Waterfront area. If the South Waterfront Plan is updated, this area should be incorporated in the new plan. In the meantime, conditions should be placed on rezoning decisions to insure proper buffering from the adjacent neighborhood.

**Rezoning Recommendations:**

Interim = Any SW Zone, any planned zone or R-1, R-1A, R-2, I-3, C-3

Long-term = A South Waterfront form-based zone



Log Haven District: Conservation of existing woodlands is recommended during the development process.

**SC-3: Log Haven District**

**Recommended Uses:** The previous sector plan calls for low density residential and commercial at the 800 English Road site. It is important to maintain the tree canopy in this area and any uses that would jeopardize large clearing of the land would not be recommended.

**Rezoning Recommendations:** RP-1, OS-1, R-1, R-1A

**SC-4: Chapman Highway District (Downtown to Martin Mill Pike)**

**Recommended Uses:** Higher intensity mixed use development that takes advantage of the proximity to downtown and the South Waterfront. The form of development should borrow from the South Waterfront's form district. Potential redevelopment area could be created to help implement change in the area.

**Rezoning Recommendations:**

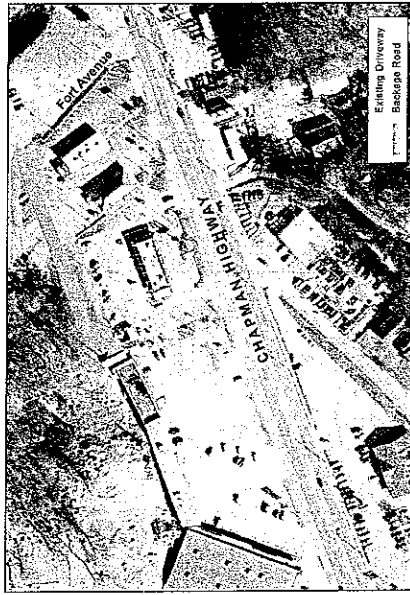
Interim = R-1, R-1A, R-2, C-3, C-4, O-1  
Long-term = Form-based zone

**Transportation Improvements:**

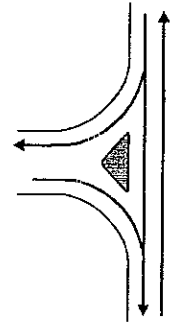
- Access management
- Bus shelters and bus pull offs
- Extend existing sidewalks in Vestal to Chapman Highway

**Community Facility Improvements:**

- Improve the entrance to Fort Dickerson



Techniques to manage access near Fort Avenue could include driveway treatments (shared access and restricted turning movements; see below), internal circulation improvements and construction of a backage road.



Example of a driveway channeling island to discourage left-turn egress and ingress maneuvers

**SC-5: Chapman Highway District (Tailwa Court to Fronda Lane)**

**Recommended Uses:** Moderate intensity of vertically oriented mixed use developments including commercial, office, and medium density residential uses that would form a Town Center. Uses that are not compatible with the Town Center setting should be discouraged. These include commercial uses such as self-storage that are not oriented to pedestrians. Higher residential densities that support walk-in retail should be encouraged. A more urban form of development should take place where parking would occur to the side and rear of development.

**Rezoning Recommendations:**

Interim = C-3, C-4, C-6, SC-2, SC-3, OS-1, TND-1, TC-1  
Long-term = Form-based zone

**Transportation Improvements:**

- Provide street furniture, such as benches and waste receptacles
- Increase internal access between businesses, eventually developing a grid pattern of local streets and eliminating individual curb cuts along Chapman Highway, especially near intersections
- Study Moody Avenue extension options to Maryville Pike
- Bike lanes should be extended through this segment

**Community Facility Improvements:**

- Park improvements and greenway connections
- Create better visual connection between Chapman Highway and Sam Duff Memorial Park, which could be the centerpiece of the Town Center