

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

▶ **FILE #:** 3-B-12-RZ
 3-A-12-SP

AGENDA ITEM #: 23
AGENDA DATE: 3/8/2012

▶ **APPLICANT:** GRAHAM CORPORATION
 OWNER(S): Graham Corporation

TAX ID NUMBER: 67 264,265,26501,266,267 067-26701, 26901
 JURISDICTION: Commission District 7 & City Council District 3

▶ **LOCATION:** Southeast side Old Callahan Dr., north of Clinton Hwy.
 ▶ **TRACT INFORMATION:** 5 acres.
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area (Inside&Outside City Limits)
 ACCESSIBILITY: Access is via Old Callahan Dr., a major collector street with 20' of pavement width within 50' of right-of-way.
 UTILITIES: Water Source: KUB and Hallsdale-Powell Utility District
 Sewer Source: KUB and Hallsdale-Powell Utility District
 WATERSHED: Knob Fork Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / PC-1 (Retail and Office Park), A (Agricultural) and RB (General Residential)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / C-4 (Highway and Arterial Commercial) and CB (Business and Manufacturing)
 ▶ **EXISTING LAND USE:** Residential and vacant land
 ▶ **PROPOSED USE:** Commercial development
 EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of C designation from the southeast
 HISTORY OF ZONING REQUESTS: None noted
 SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Old Callahan Dr. - Residences, vacant land and commercial / Office / RB (General Residential) and C-4 (Highway & Arterial Commercial)
 South: Shopping center / Commercial / PC-1 (Retail & Office Park)
 East: Shopping center / Commercial / PC-1 (Retail & Office Park) and C-4 (Highway & Arterial Commercial)(K)
 West: Shopping center / Commercial / PC-1 (Retail & Office Park)
 NEIGHBORHOOD CONTEXT: This property is adjacent to a large commercial development to the southeast, zoned PC-1 and PC. The general area has a mix of uses, from residential to commercial, under various City and County zones.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #3-A-12-SP, amending the Northwest City Sector Plan to C (Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached**

resolution, Exhibit A.)

Commercial is an extension of the plan designation from three sides. To the southeast is a large commercial shopping center development. The site meets the locational criteria for the C designation in the sector plan, as well as certain criteria for amending the sector plan. The commercial plan designation must be approved in order to consider commercial zoning for the site.

► **RECOMMEND that City Council DENY C-4 (Highway & Arterial Commercial) zoning, in the City portion of the site.**

RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning, in the County portion of the site. (Applicant requested CB.)

In the City portion of the site, the existing PC-1 zoning should be maintained, consistent with the planned commercial zoning in place on the majority of the site to the southeast. In the County portion of the site, PC zoning is preferable to the requested CB zoning, as it is consistent with the adjacent planned commercial zoning. The PC-1 and PC planned commercial zones will allow commercial development to extend to this requested area, but will require development plan review and approval by MPC, which will help to maintain a consistent development and traffic pattern with the already developed shopping center to the southeast.

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 commercial uses for the entire property to the southeast. There are also commercially designated areas to the northeast and across Old Callahan Dr. Approval of commercial for this area allows business uses that are already recommended on three sides.

CHANGES IN GOVERNMENT POLICY:

The recommended C designation will bring the plan designation into consistency with the surrounding land use pattern.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This area along Old Callahan Dr., north of Clinton Hwy., has been developed primarily with commercial uses that are compatible with the proposed use and zoning.

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

1. The recommended zones are compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. In order to maintain greater compatibility with surrounding land uses, staff believes that planned commercial zones are preferable to the requested C-4 and CB zones. The large shopping center development to the southeast was developed under planned commercial zoning.
3. Commercial zoning is in place on most abutting properties, so the proposal is an extension of the existing commercial zoning pattern. The recommended planned commercial zones are an extension of the existing zoning districts already in place adjacent to the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion.
2. Based on the above general intents of the requested zones, it is preferable to rezone these properties to the planned commercial zones, PC and PC-1. These zones allow a wide range of commercial uses, but require site plan review and approval by MPC prior to development taking place.
3. The recommended planned commercial zones will require review and approval of site plans by MPC as a use on review, prior to new development taking place. This will allow MPC and engineering staffs the opportunity to review plans and address issues such as traffic circulation, buffering/landscape screening, lighting and other development concerns. It will also give the opportunity for public comment at the MPC hearing.

THE EFFECTS OF THE PROPOSAL:

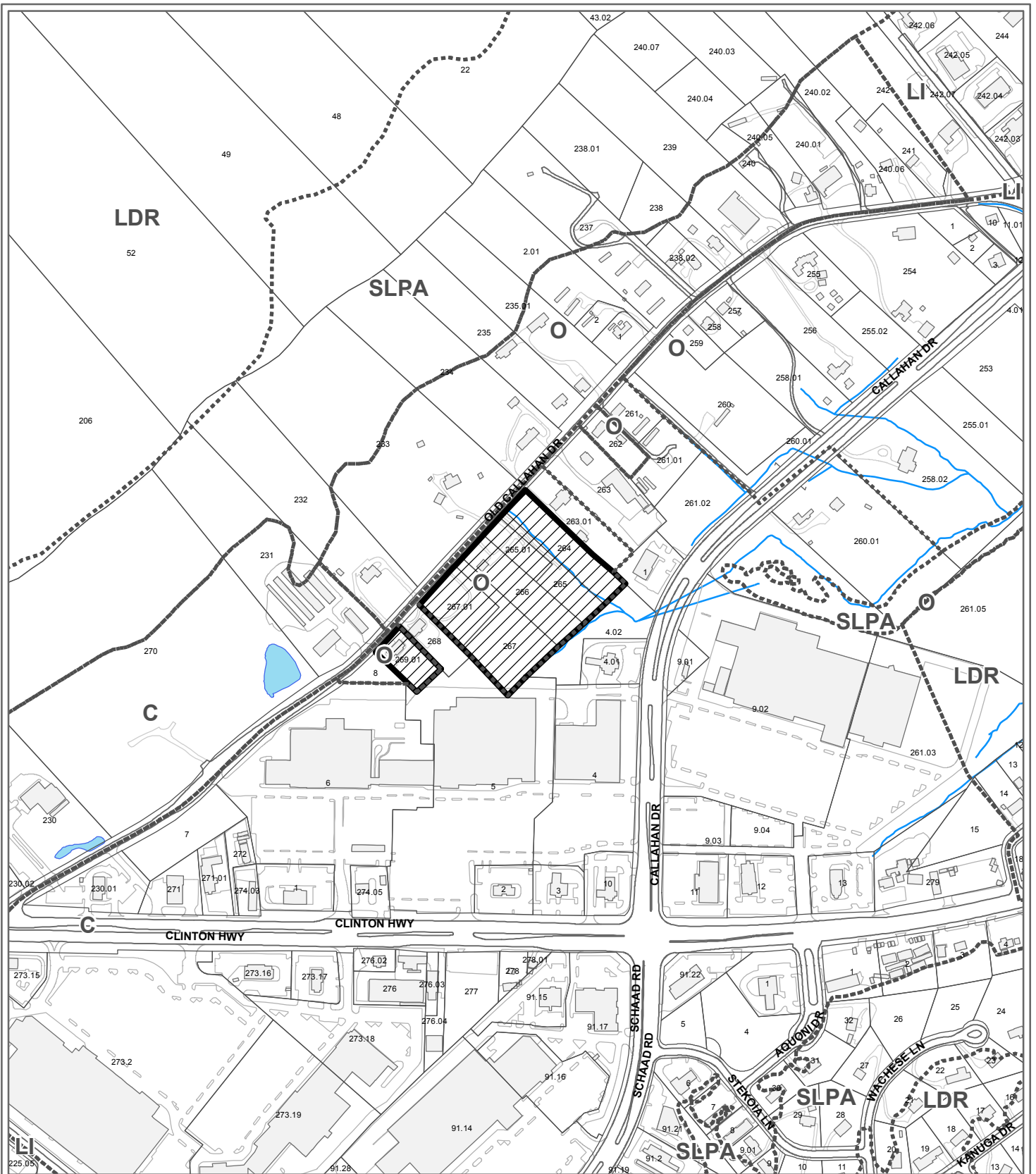
1. Public water and sewer utilities are available to serve the site.
2. The proposal would have no impact on schools. The impact to the street system will depend on the type of development proposed. Potential impacts can be addressed through the plan review process that would be required under the recommended PC and PC-1 zones.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for the property, consistent with C-4, CB, PC or PC-1 zoning.
2. The Northwest City Sector Plan proposes C (Commercial) uses for portions of the rezoning area and is recommended to be amended to commercial on the remainder, consistent with C-4, CB, PC or PC-1 zoning.
3. This site is located within the Urban Growth Area (inside and outside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. Approval of this request may lead to future requests for C-4 or CB zoning on surrounding properties. These would need to be considered on a case-by-case basis based on their own merits.

If the City portion of this request is approved, this item will be forwarded to Knoxville City Council for action on 4/3/2012 and 4/17/2012. 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.

If the County portion of this request is approved, this item will be forwarded to Knox County Commission for action on 4/23/2012. 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.



**3-A-12-SP / 3-B-12-RZ
NORTHWEST CITY SECTOR PLAN AMENDMENT**



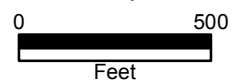
From: O (Office)
To: C (Commercial)

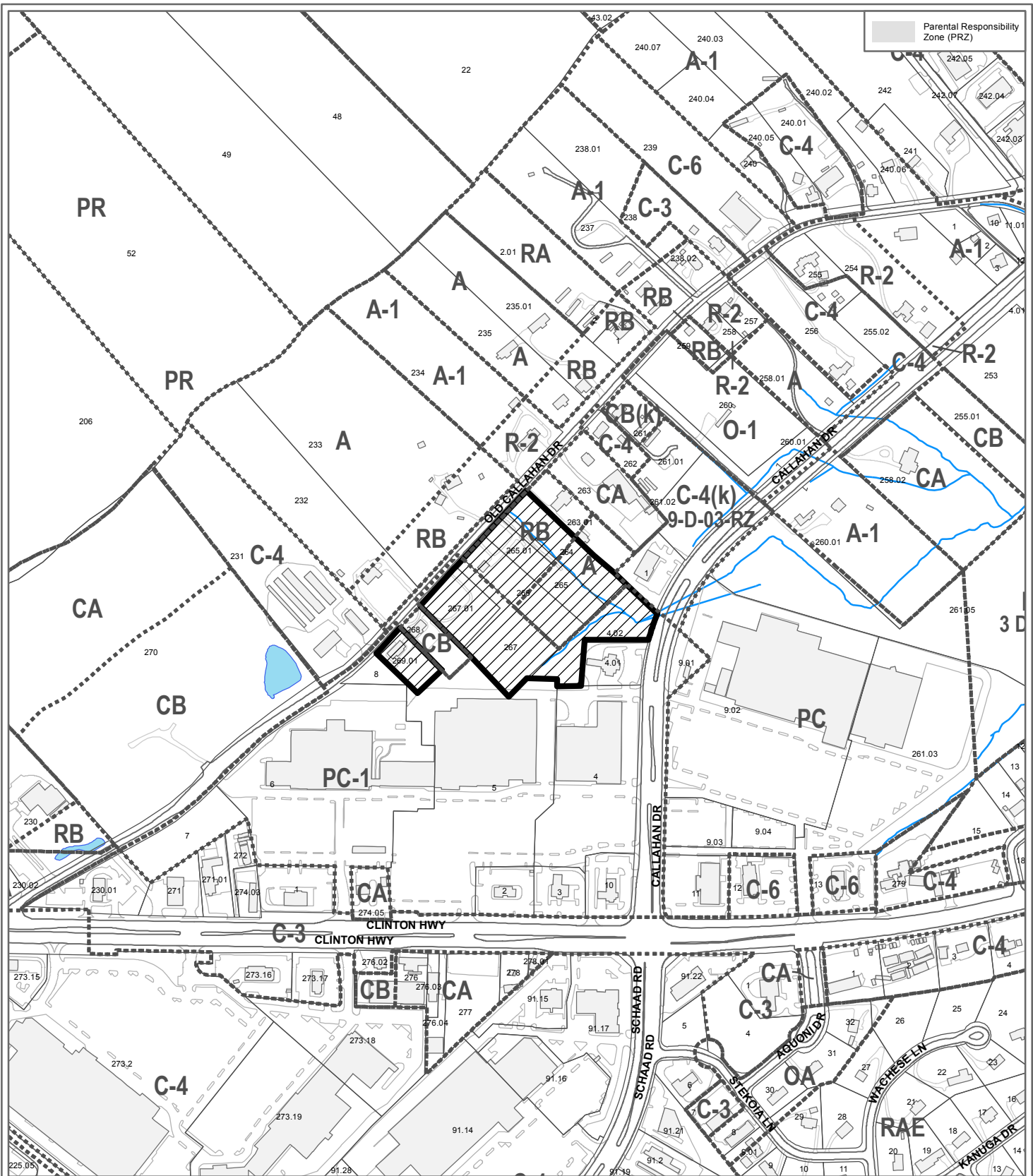
Original Print Date: 2/17/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Graham Corporation

Map No: 67

Jurisdiction: City and County





**3-B-12-RZ
REZONING**

From: PC-1 (Retail and Office Park), A (Agricultural) and RB (General Residential)
 To: C-4 (Highway and Arterial Commercial) and CB (Business and Manufacturing)



Petitioner: Graham Corporation

Map No: 67

Jurisdiction: City and County



Original Print Date: 2/17/2012

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 sector plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Graham Corporation, has submitted an application to amend the Sector Plan from Office to Commercial 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 March 8, 2012, 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 City Sector Plan, with its accompanying, staff report and map, file #3-A-12-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