

MEMORANDUM

DATE: October 8, 2012
TO: The Metropolitan Planning Commission
FROM: Liz Albertson and Mike Carberry, MPC Staff
SUBJECT: South County Sector Plan Update: Request for Parcels 147 039 and 147 03801

On Friday September 28th, 2012, MPC staff received a request from Arthur Seymour on behalf of his client Ricky E. Adams to consider a land use designation for parcels 147 039 and 147 03801, located at 3210 W. John Sevier Highway, that would allow for a rezoning potential for use of the parcels as “office with some equipment parking.” These parcels are located in Knox County.

Currently, the 2002 adopted South County Sector Plan shows these parcels as Low Density Residential (LDR). The Growth Policy Plan demonstrates that the parcels are located inside of the Urban Growth Boundary (UGB) for the City of Knoxville. The zoning for these parcels is A - Agricultural Zone. The current proposed land use plan for the parcels are LDR for the 2012 South County Sector Plan update. This was shown as such at the last public meeting on October 1st, 2012 for the final proposed draft.

According to the section 3.52.02 of the Off-Street Parking Requirements in the Knox County Zoning Ordinance, of which the Agricultural Zone must also comply with the following:

One (1) commercial vehicle shall be permitted per household living on the premises (which may be a school bus, or other vehicle not exceeding one and one-half tons rated capacity).

In speaking with Knox County Stormwater Department staff, a grading permit and plan was approved as part of the grading and clearing that has occurred on the property in the last few years. MPC staff heard from a neighboring individual at the October 1st public meeting at Bonny Kate Elementary School that the clearing and grading activities that occurred at 3210 W. John Sevier Highway had created sedimentation issues for a pond on their property. MPC staff also received renderings dated September 4, 2012 produced by Hedstrom Design from Mr. Seymour and his client during the October 1st public meeting that showed a landscaping plan for the property, which is currently being used to store or park construction equipment.

MPC staff heard repeatedly from the public through the sector planning process that additional commercial zoning along John Sevier Highway would not promote the protection of the scenic quality of the corridor. Though this section of Highway is designated by the State of Tennessee as Scenic Highway and a Tennessee Parkway, this designation limits only billboards and landfills or dumps within a 1000’ of highway. Recently, several other properties that have built commercial structures have also created concerns regarding the level of scenic corridor protection for the highway.

In response to these concerns, MPC staff has recommended scenic highway design guidelines as part of the 2012 South County Sector Plan update on pages 34-35. To implement these design guidelines along the corridor and protect the scenic quality of the highway, a zoning overlay would need to be drafted and adopted. Until such time that a zoning overlay is adopted, additional commercial land use plan designations and zoning within the corridor are not advisable due to the public’s interest in preserving the scenic nature of the highway.

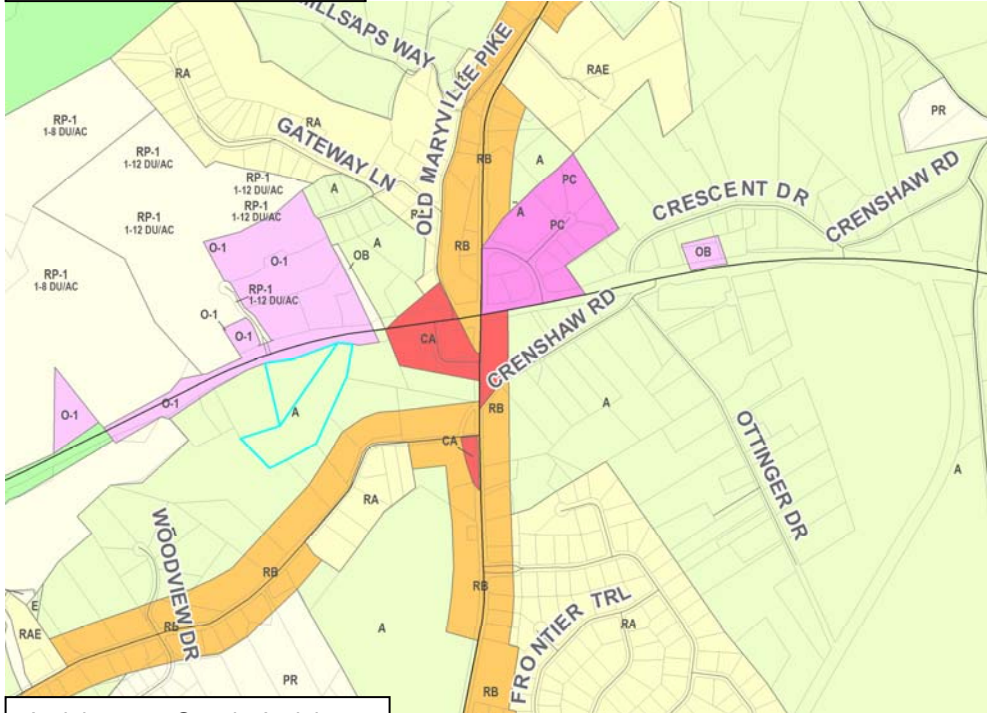
In view of the runoff and siltation issues associated with these parcels, restoration and planting plans should be created and implemented for all fill areas prior to consideration of a sector plan change and potential rezoning. When a sector plan change is considered, conditions on further landscaping to buffer and screen future uses on the property would be appropriate.

Attachments(4)

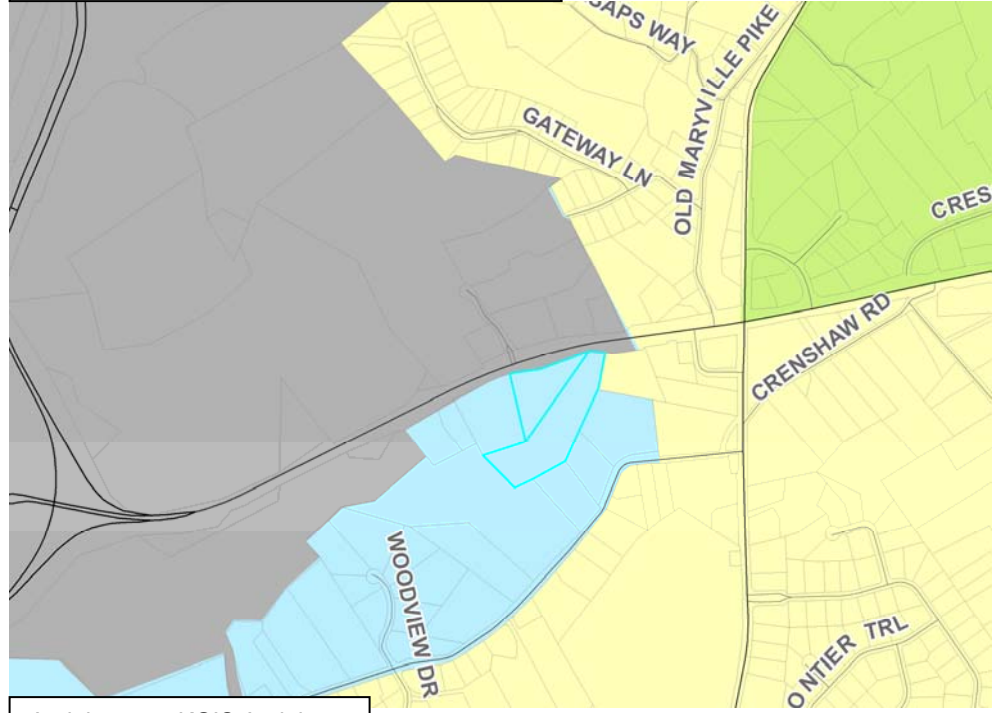
- 1 - ZONING, GROWTH POLICY PLAN AND 2008 AND 2011/2012 AERIALS
- 2 - EXISTING SOUTH COUNTY SECTOR -LAND USE PLAN (ADOPTED 2002) AND PROPOSED DRAFT SECTOR PLAN (2012) - PROPOSED LAND USE PLAN
- 3 - PROPOSED DRAFT SECTOR PLAN (2012) - PROPOSED LAND USE PLAN AND EXISTING LAND USE
- 4 - SITE PHOTOS TAKEN OCTOBER 8, 2012 AND TOPOGRAPHY AND SLOPES

ZONING, GROWTH POLICY PLAN AND 2008 AND 2011/2012 AERIALS

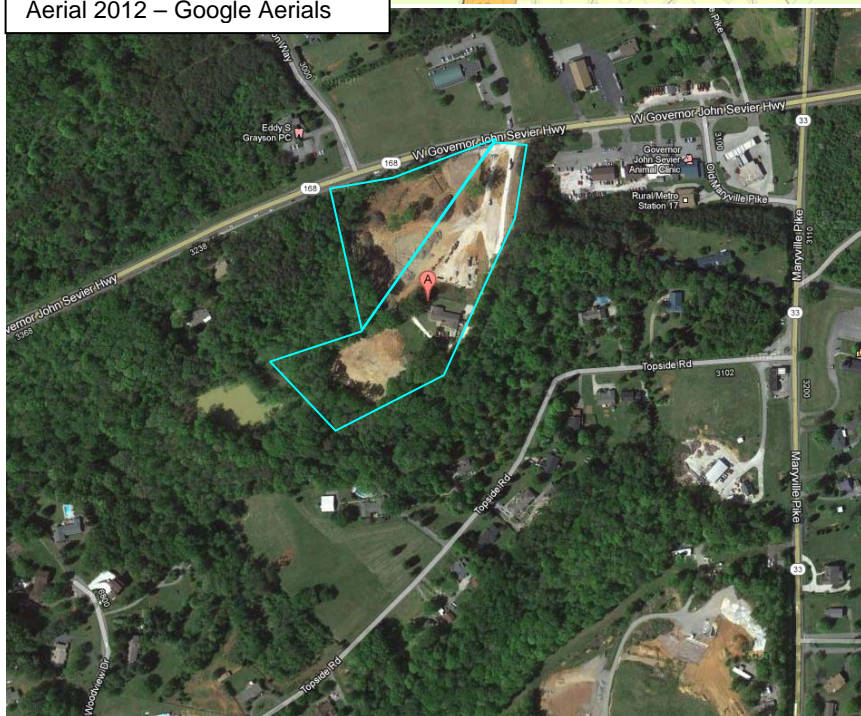
Zoning – A (Agriculture)



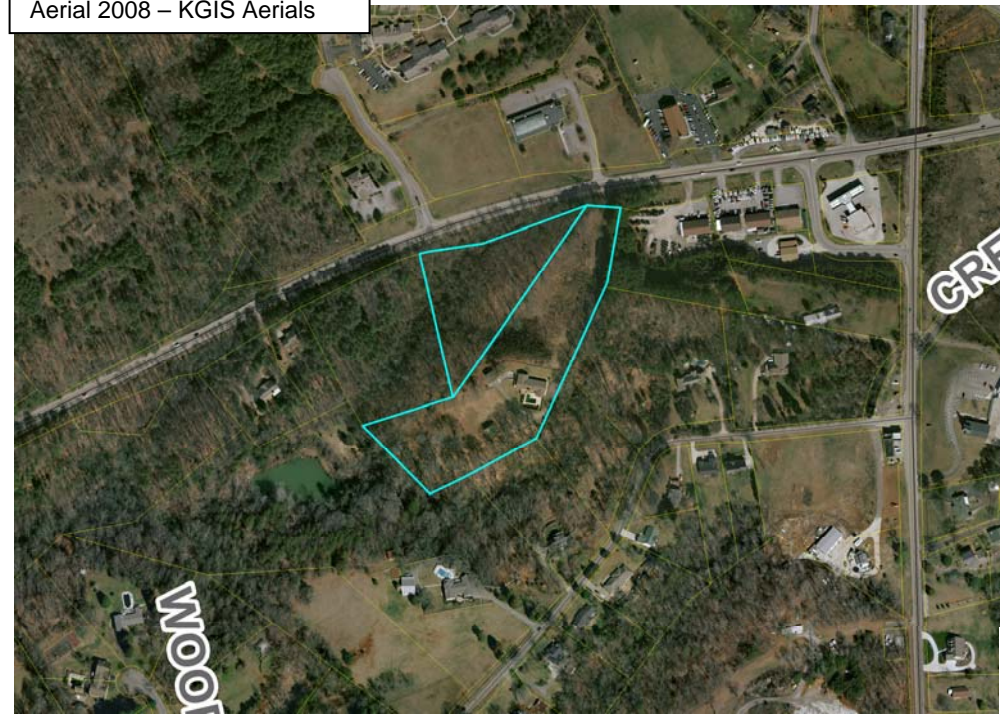
Growth Policy Plan – Urban Growth Boundary



Aerial 2012 – Google Aerials

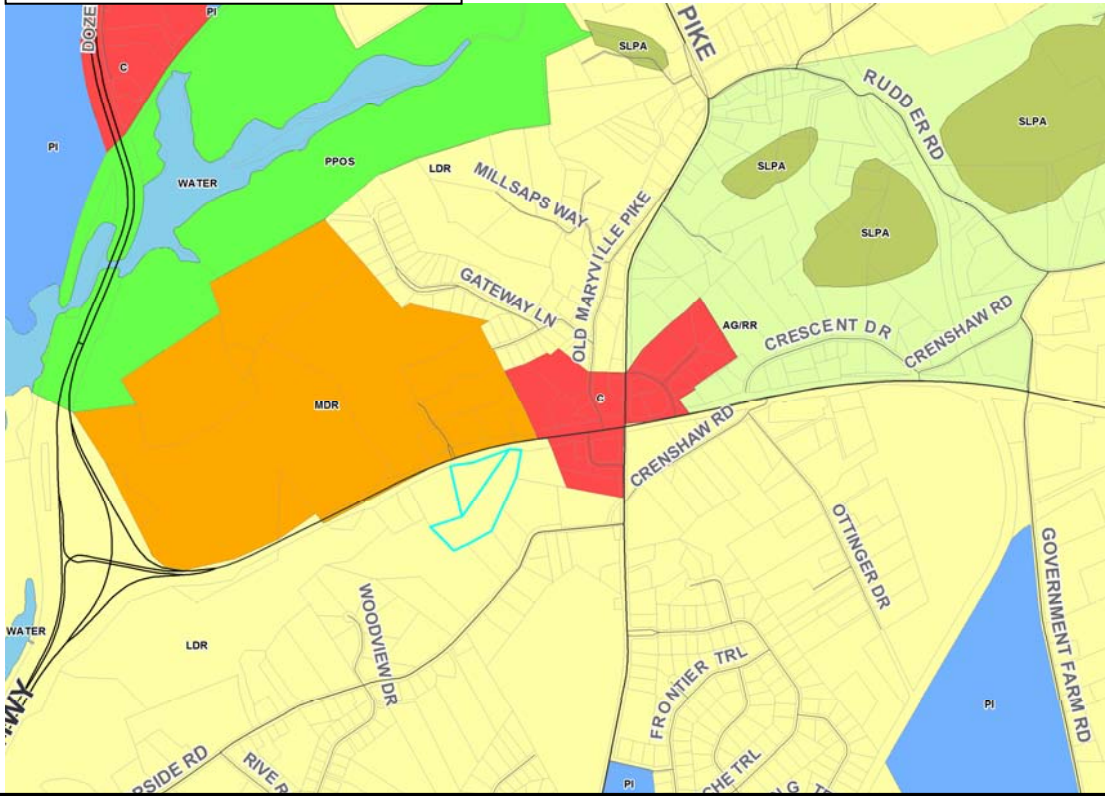


Aerial 2008 – KGIS Aerials

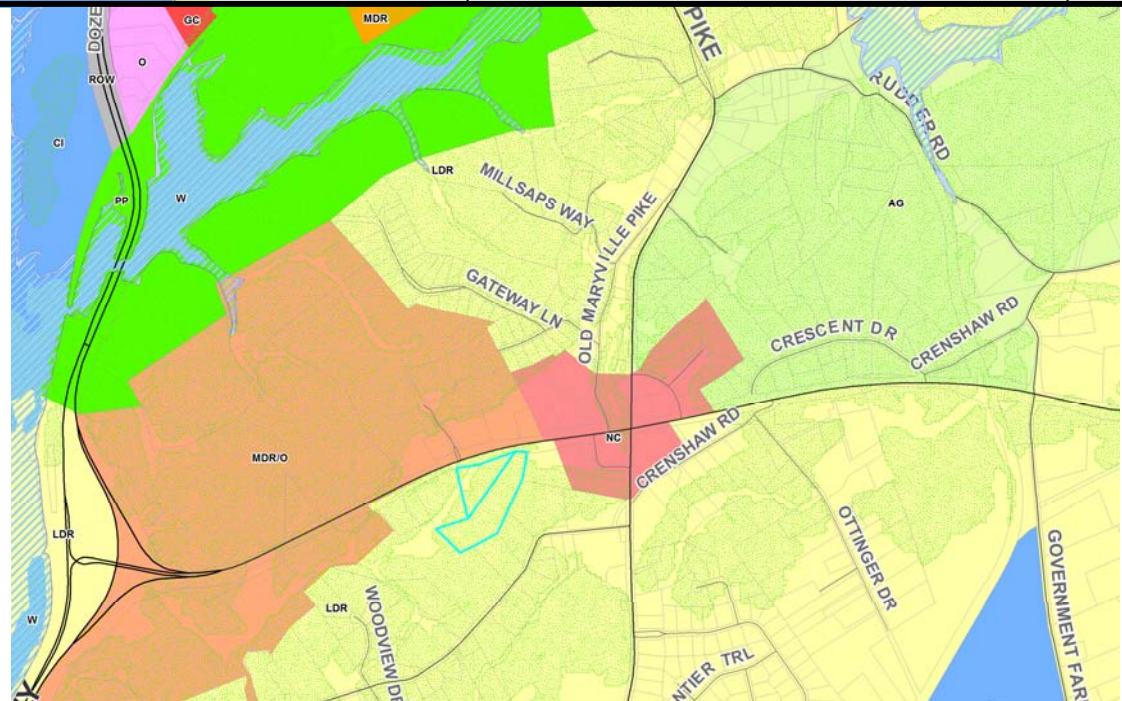


EXISTING SOUTH COUNTY SECTOR -LAND USE PLAN (ADOPTED 2002) AND PROPOSED DRAFT SECTOR PLAN (2012) - PROPOSED LAND USE PLAN

Existing Sector Plan – Land Use Plan

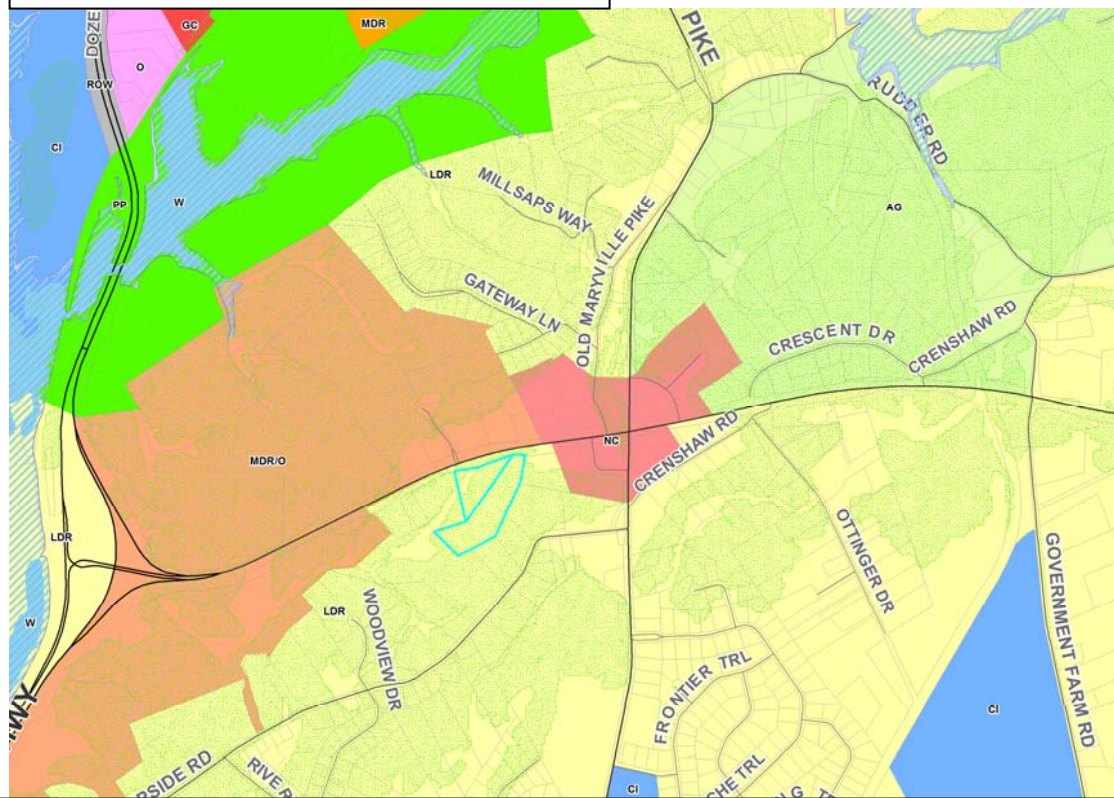


2012 Draft Sector Plan – Proposed Land Use Plan

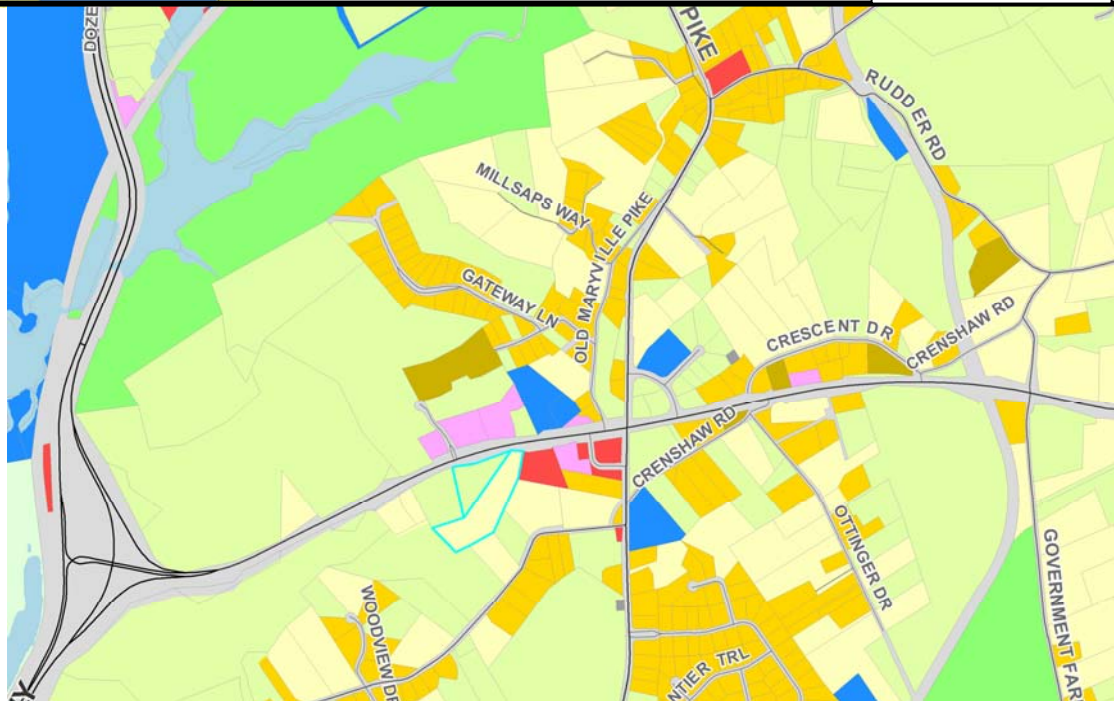


PROPOSED DRAFT SECTOR PLAN (2012) – PROPOSED LAND USE PLAN AND EXISTING LAND USE

2012 Draft Sector Plan – Proposed Land Use Plan



Existing Land Use

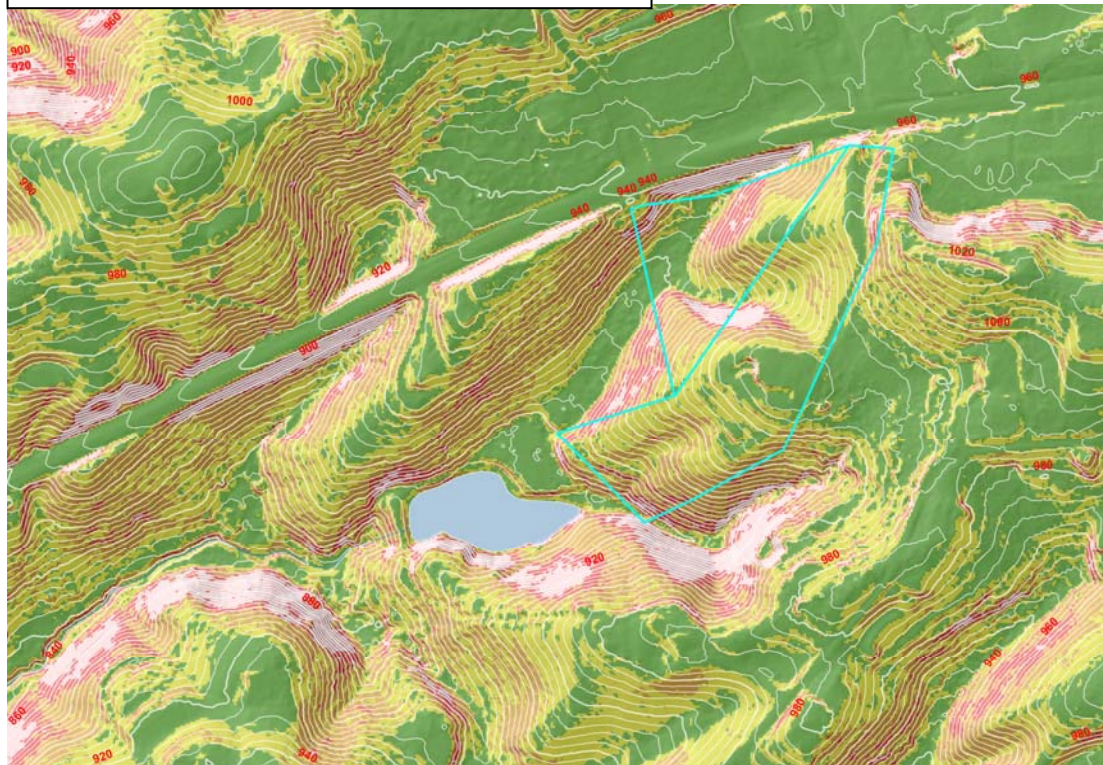


SITE PHOTOS TAKEN OCTOBER 8, 2012 AND TOPOGRAPHY AND SLOPES

Site Photo taken from north side of John Sevier Highway on October 8, 2012



2003 Topography and Slopes (prior to grading activities)



| LEGEND | |
|-----------------|-----------|
| Degree of Slope | |
| Green | 0% - 15% |
| Yellow | 15% - 25% |
| Orange | 25% - 40% |
| Red | 40% - 50% |
| Pink | > 50% |