

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

▶ **FILE #:** 7-G-13-RZ  
 7-C-13-SP

**AGENDA ITEM #:** 29  
**AGENDA DATE:** 7/11/2013

▶ **APPLICANT:** SOUTHLAND ENGINEERING  
 OWNER(S): Rufus H. Smith Jr. and Company

TAX ID NUMBER: 91 12301 PORTION ZONED PR  
 JURISDICTION: Commission District 6

▶ **LOCATION:** Southeast side Ball Camp Pike, southwest side Andes Rd.

▶ **TRACT INFORMATION:** 0.4 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Rd., a major collector street with 21' of pavement width within 65' of right-of-way, or Ball Camp Pike, a major collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: West Knox Utility District  
 Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplexes

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Requests for a plan amendment to MDR and rezoning to PR for the entire parcel were withdrawn by the applicant at the May 9, 2013 (5-D-13-RZ/5-A-13-SP).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: Ball Camp Pike - House / LDR / RA (Low Density Residential)  
 South: Attached residential / LDR / PR (Planned Residential) at 1-8 du/ac  
 East: Andes Rd. - Vacant parcel and railroad / LDR / I (Industrial)  
 West: Attached residential / LDR / PR (Planned Residential) at 1-8 du/ac

NEIGHBORHOOD CONTEXT: This area is developed primarily with low to medium density residential development under PR, RA and A zoning.

**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION #7-C-13-SP, amending the Northwest County Sector Plan to C (Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it**

**operative. (See resolution, Exhibit A.)**

A commercial plan designation for this area would bring the plan into consistency with the CA zoning on the majority of the site.

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

CA is an extension of the already established zoning to the northwest on the majority of the parcel.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to Andes Rd. or Ball Camp Pike. Both streets are classified as collectors on the Major Road Plan. Intersections of collector and/or arterial streets are good locations for small commercial nodes. Water and sanitary sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan does not recognize the CA zoning in place on most of the subject parcel. Approval of this sector plan amendment would bring the sector plan into consistency with the existing zoning. This intersection of two collector streets is an appropriate location for a small commercial node.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With the approval in the past of CA zoning for this site, a government policy was established that this location is appropriate for commercial use. Also, the I (Industrial) zoning to the northeast allows industrial as well as commercial uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

This intersection is a crossroads of two collector streets in a primarily residential area. There are a significant number of residential developments in the area which need close access to basic commercial services.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area. The request is in extension of CA zoning from the remainder of the subject parcel.
2. The proposal will establish CA zoning on the entire subject parcel.
3. A small commercial node at this intersection of two collector streets is appropriate at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

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

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal will have no impact on schools, and the traffic impact will depend on the type of use that is proposed. Most of the site is already zoned CA.
2. The additional CA zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE

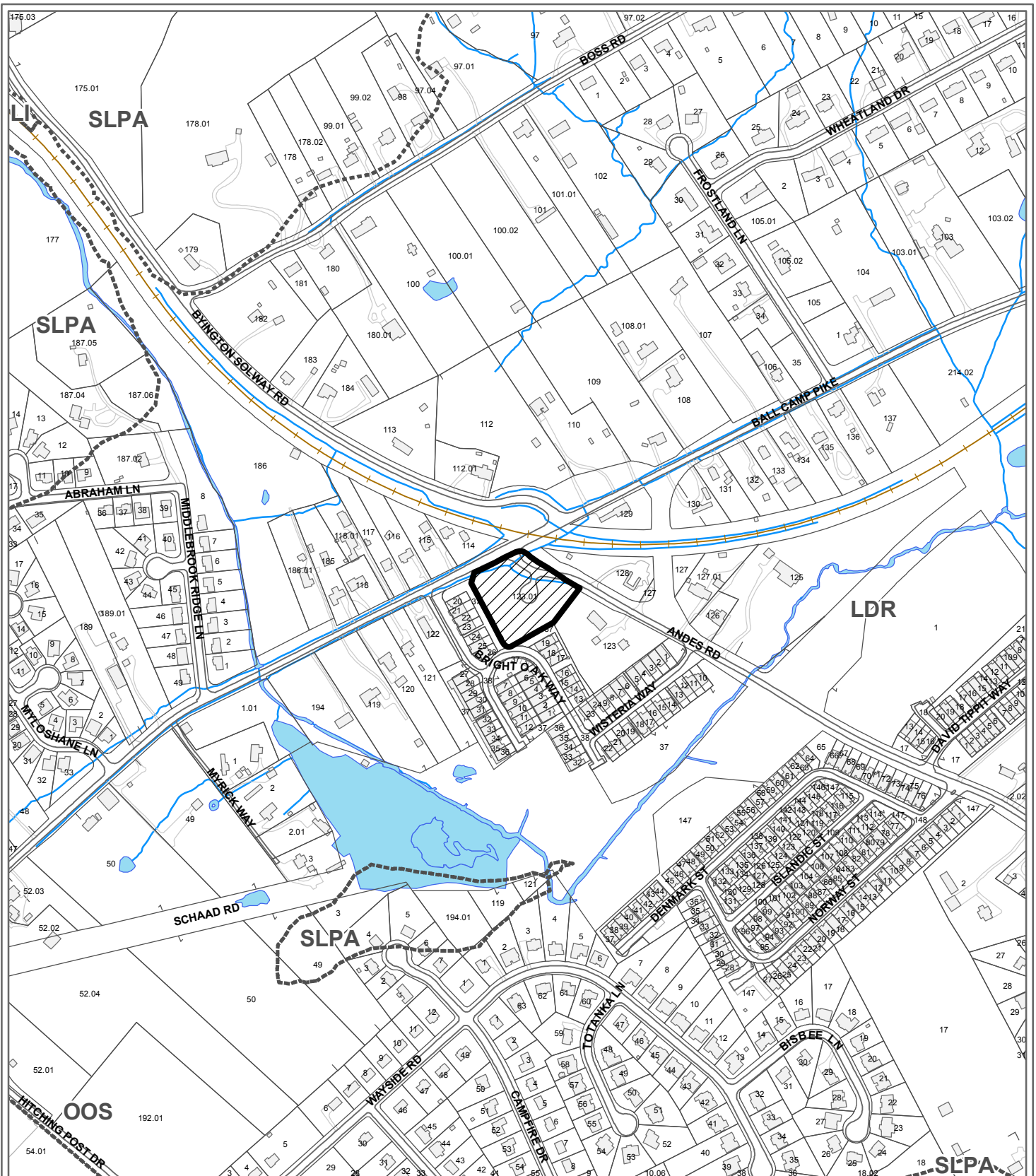
GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to the Northwest County Sector Plan to general commercial, the requested CA zoning is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/26/2013. 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.



**7-C-13-SP / 7-G-13-RZ  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

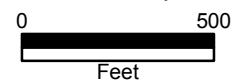
From: LDR (Low Density Residential)  
To: C (Commercial)



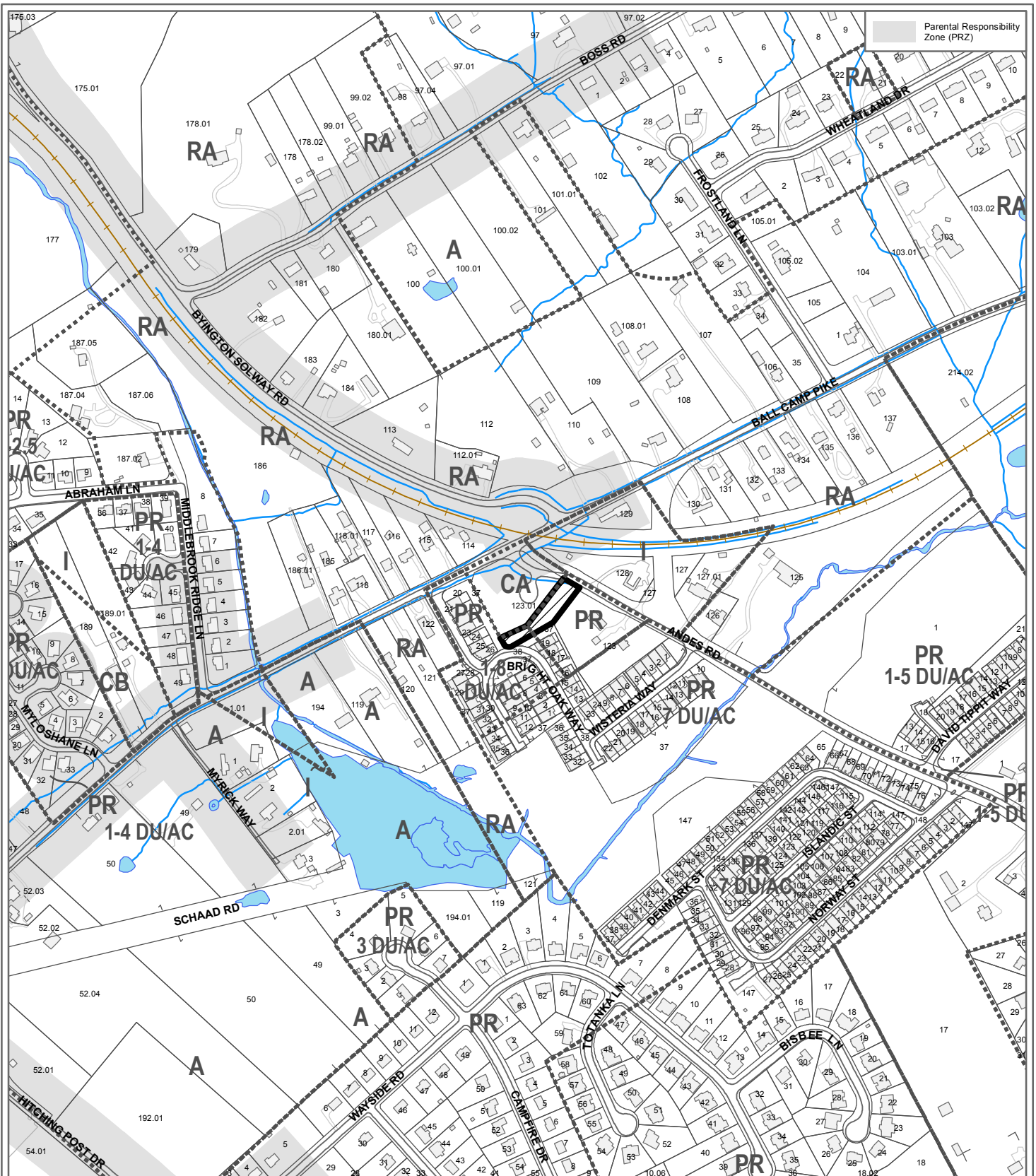
Petitioner: Southland Engineering

Map No: 91

Jurisdiction: County



Original Print Date: 6/27/2013      Revised: 7/5/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**7-G-13-RZ  
REZONING**

From: PR (Planned Residential)  
To: CA (General Business)



Petitioner: Southland Engineering

Map No: 91

Jurisdiction: County



Original Print Date: 6/27/2013      Revised: 7/1/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**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**, Southland Engineering has submitted an application to amend the Sector Plan from Low Density Residential 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 July 11, 2013, 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 #7-C-13-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