



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

▶ **FILE #:** 6-H-13-RZ
6-C-13-SP

AGENDA ITEM #: 32
AGENDA DATE: 6/13/2013

▶ **APPLICANT:** MPC FOR JACK WALKER
OWNER(S): Jack Walker

TAX ID NUMBER: 6 M B PART OF 00302 MAP ON FILE AT MPC
JURISDICTION: Commission District 8

▶ **LOCATION:** Southeast side Tillett Ln., north of Corryton Rd.

▶ **TRACT INFORMATION:** 0.3 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Tillett Ln., a local street with 15' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Luttrell-Blaine-Corryton Utility District
Sewer Source: N/A

WATERSHED: Flat Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / RB (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** RC (Rural Commercial) / CR (Rural Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of RC plan designation and CR zoning from the south

HISTORY OF ZONING REQUESTS: Land to south was designated RC and zoned CR in January 2013

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residence and vacant land / NC / RB (General Residential)
South: Commercial business / RC, NC / CA (General Business) and CR (Rural Commercial)
East: Residence and vacant land / Ag-RR / RB (General Residential)
West: Residence and vacant land / NC / RB (General Residential)

NEIGHBORHOOD CONTEXT: This site is located to the north of a CA and CR zoned parcel of land in Corryton between Corryton-Luttrell Rd. and Tillett Ln. The area is surrounded by residential development and vacant land, zoned RB.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #6-C-13-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) and recommend the Knox County Commission also approve the sector plan amendment,**

to make it operative. (See resolution, Exhibit A.)

Rural commercial uses for this site would be an extension of those uses from the south. This site is already designated for neighborhood commercial uses, so the general use does not change.

► **RECOMMEND that County Commission APPROVE CR (Rural Commercial) zoning.**

CR is a logical extension of zoning from the south and is consistent with the recommended sector plan amendment to RC.

COMMENTS:

As recommended by MPC staff, the applicant has negotiated a land swap with the adjacent property owner to the north and east. Each property owner has a narrow panhandle of land that extends along one side of each other's properties. The two owners have swapped these tracts. This eliminates the need for the applicant's original proposal to rezone his panhandle that extends east south of parcel 3.02, in close proximity to the neighbors house. The applicant is now requesting that the panhandle just north of his site be rezoned CR. The sector plan amendment and rezoning were sent back to MPC from Knox County Commission for a recommendation prior to their final consideration in July.

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 Tillett Ln. Water utilities are available in the area and sewer could be extended to serve the site, if necessary.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes neighborhood commercial uses for the site, which are similar in intensity to the requested rural commercial uses.

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

MPC and County Commission have approved rural commercial uses on the site to the south, also owned by the applicant, establishing the pattern at this location.

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

The adjacent site is developed with and zoned for commercial uses. This plan amendment will allow a minor expansion of these uses to the north.

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. CR zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed CR zoning is consistent with the recommended Northeast County Sector Plan proposal for the site.
3. CR zoning is appropriate for this site and is an extension of zoning from the south.

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

1. The requested CR zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
2. Based on the above description, the subject parcel is appropriate for CR zoning.

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. Approval of CR zoning for this site will allow the applicant to expand commercial uses to the north, directly adjacent to the existing facilities, rather than to the east, in close proximity to residential uses.
2. The impact to the street system will be minimal, as the commercial uses in the area are already established. The additional traffic impact will depend on the type of commercial uses developed.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse effect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

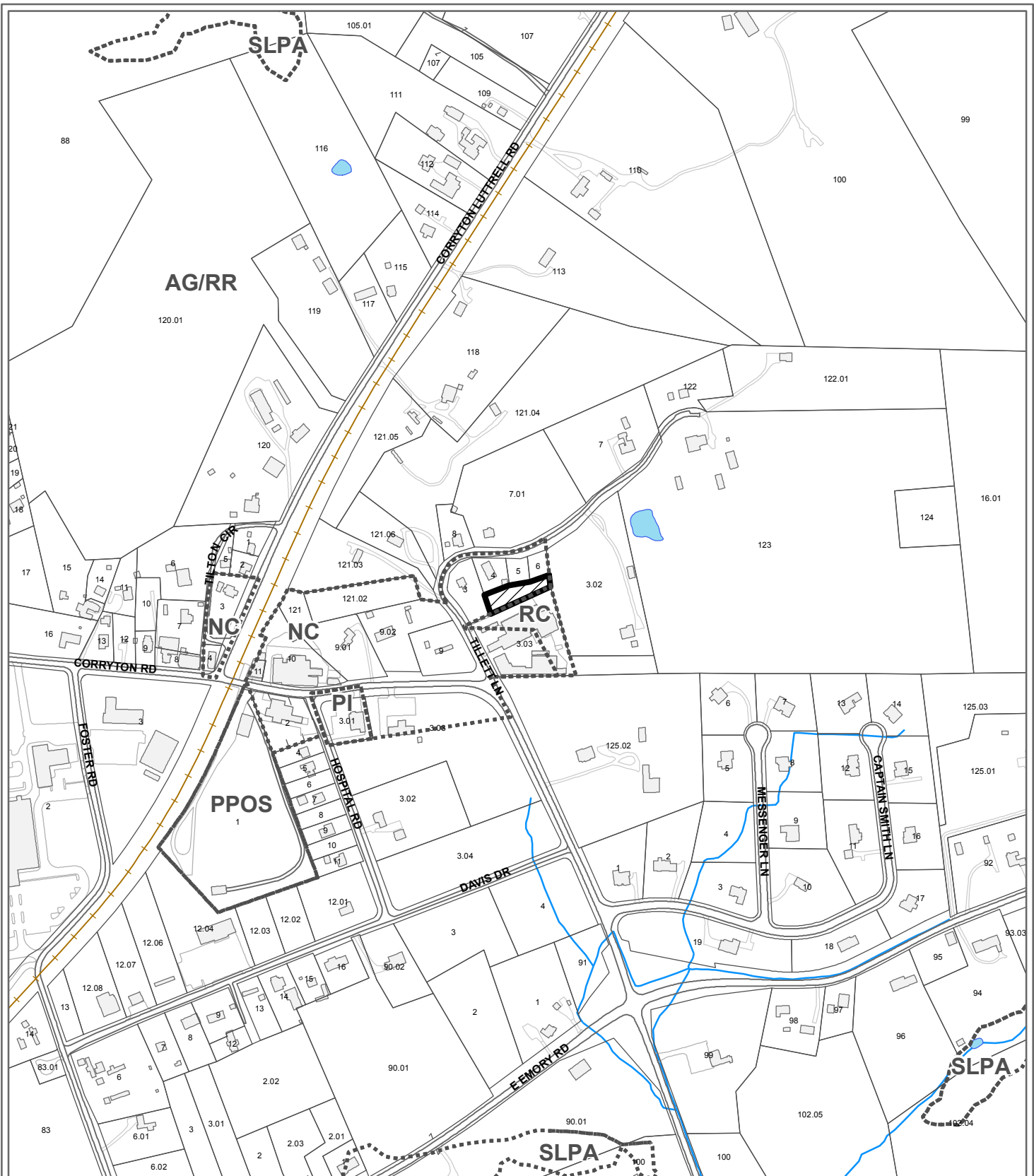
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to RC, the proposed CR zoning is consistent with the Northeast County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for CR or CN zoning on surrounding properties currently zoned Agricultural or RB. The sector plan proposes neighborhood commercial uses for the four properties to the north and west of the subject parcel.
4. 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 7/22/2013. 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.



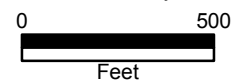
**6-C-13-SP / 6-H-13-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: NC (Neighborhood Commercial)
To: RC (Rural Commercial)

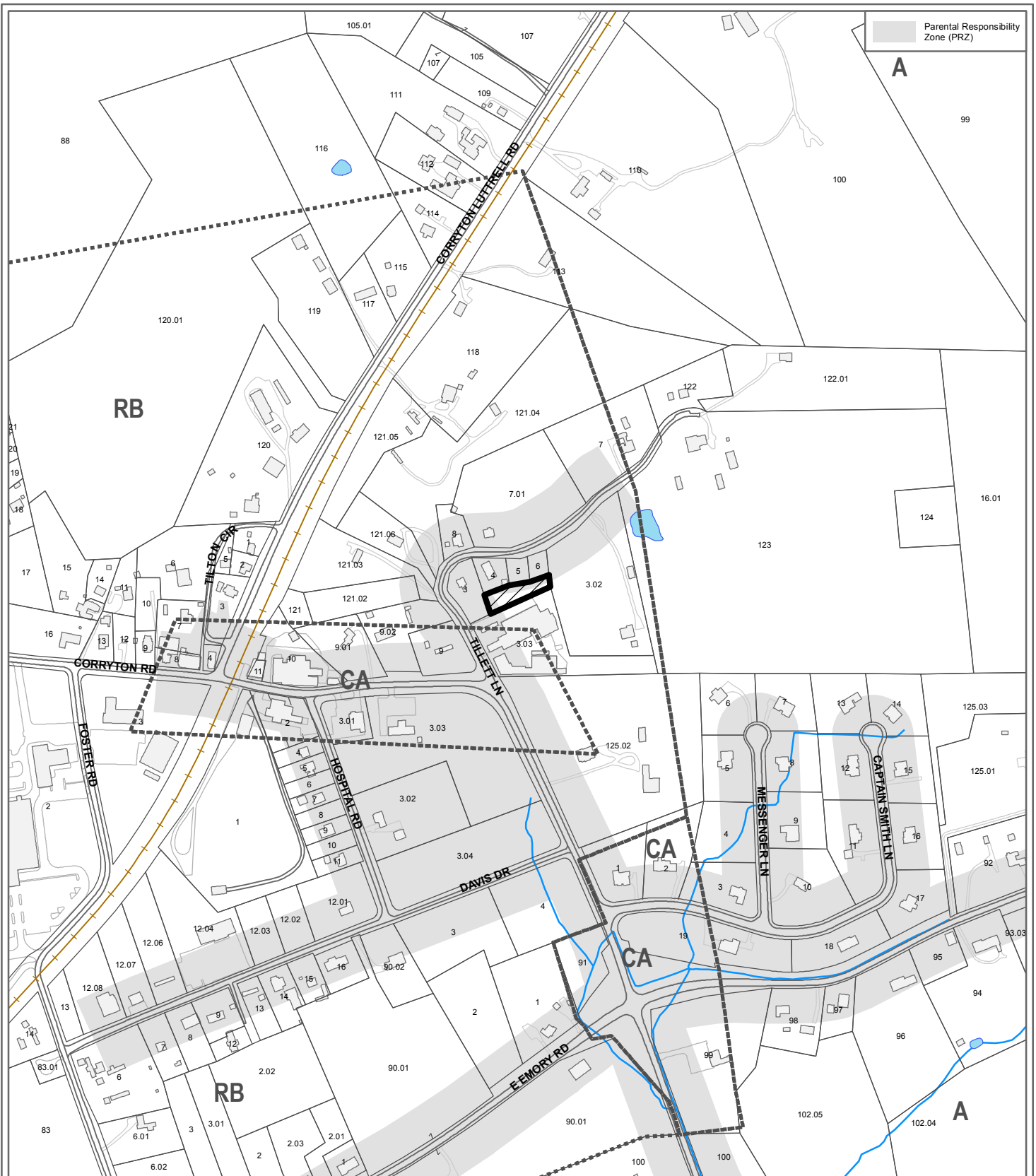


Petitioner: MPC for Jack Walker

Map No: 6
Jurisdiction: County



Original Print Date: 5/29/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**6-H-13-RZ
REZONING**

From: RB (General Residential)
To: CR (Rural Commercial)



Petitioner: MPC for Jack Walker

Map No: 6

Jurisdiction: County



Original Print Date: 5/29/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST 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 Northeast 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**, MPC and Jack Walker have submitted an application to amend the Sector Plan from Neighborhood Commercial to Rural Commercial for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northeast 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 June 13, 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 Northeast County Sector Plan, with its accompanying, staff report and map, file #6-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