



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

**FILE #:** 8-C-14-RZ  
8-A-14-SP

**AGENDA ITEM #:** 38  
**AGENDA DATE:** 8/14/2014

**APPLICANT:** RUFUS H. SMITH  
**OWNER(S):** Josh Sanderson Primos Land Company, LLC

**TAX ID NUMBER:** 47 PTS OF 156,166.01&166.02 MAP ON FILE AT MPC  
**JURISDICTION:** Commission District 7  
**STREET ADDRESS:** 1301 E Beaver Creek Dr

**LOCATION:** North side E. Beaver Creek Dr., west of Dry Gap Pike

**TRACT INFORMATION:** 30000 square feet.

**SECTOR PLAN:** North County  
**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via E. Beaver Creek Dr., a major collector street with 18' of pavement width within 60' of right-of-way.

**UTILITIES:** Water Source: Hallsdale-Powell Utility District  
Sewer Source: Hallsdale-Powell Utility District

**WATERSHED:** Beaver Creek

**PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) / A (Agricultural) & CA (General Business)

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

**EXISTING LAND USE:** Detached residential

**PROPOSED USE:** Residential

**DENSITY PROPOSED:** 5 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of LDR from three sides

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Vacant land / LDR / A (Agricultural)  
South: E. Beaver Creek Dr. - Residence / LDR / A (Agricultural)  
East: Self-storage and auto repair businesses / GC / CA (General Business)  
West: Vacant land / LDR / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** This site is located adjacent to an established commercial node at the intersection of E. Beaver Creek Dr. and Dry Gap Pike, zoned CA and CB. To the west, along E. Beaver Creek Dr., is residential development, zoned A, RB, RA and PR.

**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #8-A-14-SP, amending the North County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The recommendation is a minor expansion (30,000 square feet) of the already established low density residential plan designated area to the west.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.**

PR is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property, which is within the Planned Growth Area on the Growth Policy Plan. The site is located adjacent to a commercial node located at the intersection of two major collector streets. Similar residential densities are developed in the immediate vicinity of the site. Higher density residential uses are located to the north, along Dry Gap Pike. The site is relatively flat, so it is appropriate for development at the upper density limit of 5 du/ac allowed within LDR designated areas on the sector plan.

**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 road improvements have been made recently in the area. E. Beaver Creek Dr. is a major collector street with sufficient capacity to handle new traffic generated by residential development of this site. Utilities are available in the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for general commercial uses for a portion of the site, consistent with the CA zoning. However, the CA zoned area is not developed with any commercial uses. The applicant wishes to extend the low density residential uses into the subject area from the southwest.

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

MPC recommended approval and Knox County Commission approved PR zoning at up to 5 du/ac on adjacent property to the west earlier this year (4-C-14-RZ), establishing the current residential pattern. This request is a minor expansion of those uses.

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

Since the GC designated area proposed to be changed is not developed with any commercial uses and a residential pattern is already established on adjacent property, LDR uses are appropriate for this site.

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. PR is the most appropriate residential zone that can be considered for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site.
2. PR zoning is an extension of zoning from the west and the density requested is consistent with the recommended sector plan change for the property. There are several PR zoned developments in the surrounding area with similar or higher densities.
3. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

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. PR zoning at the recommended density will allow the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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:

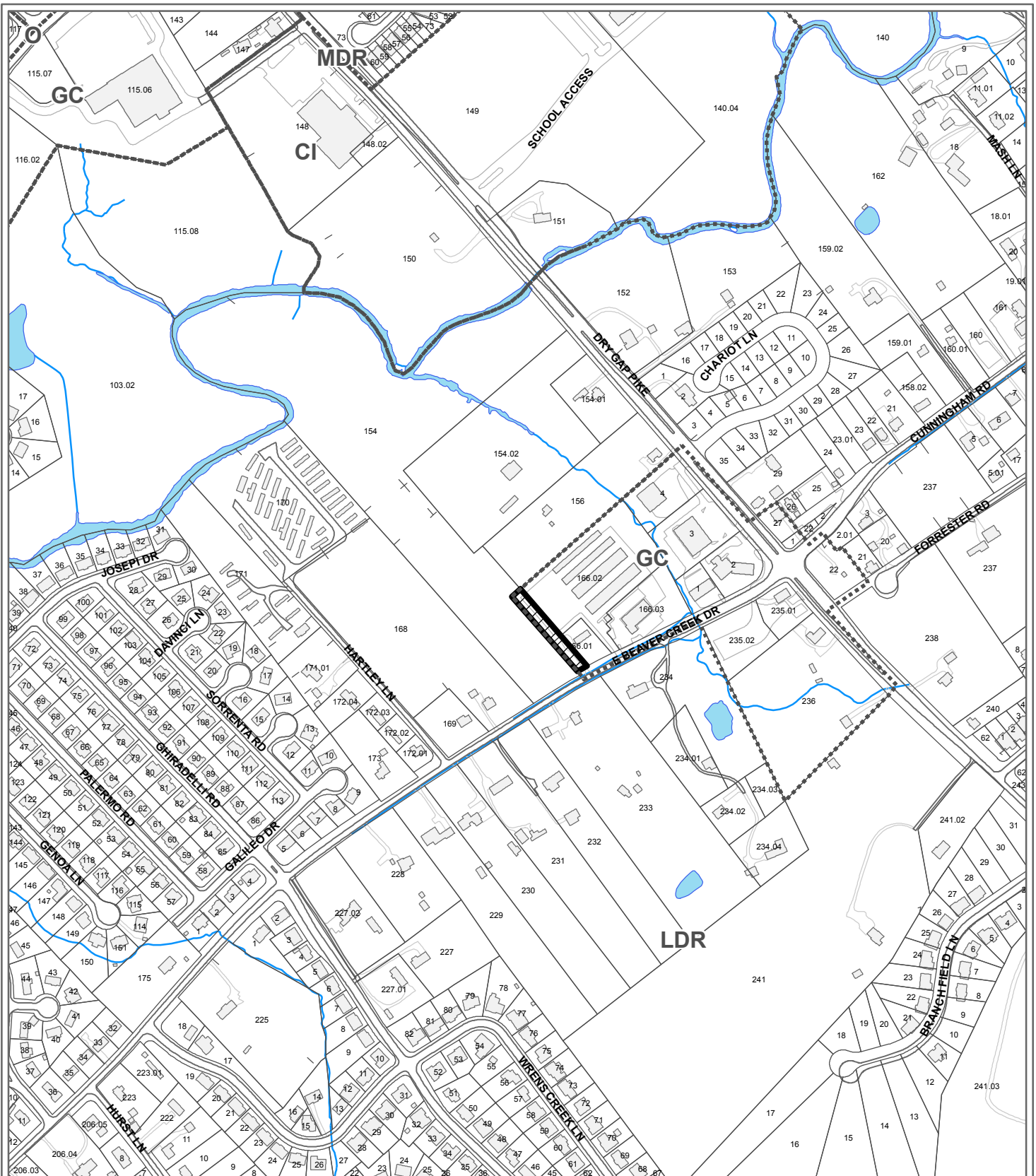
1. The North County Sector Plan designates this site for low density residential uses, consistent with the proposed PR zoning and density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future requests for PR zoning in the future on other properties in the area, consistent with the sector plan proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/22/2014. 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.



**8-A-14-SP / 8-C-14-RZ  
NORTH COUNTY SECTOR PLAN AMENDMENT**

From: GC (General Commercial)  
To: LDR (Low Density Residential)

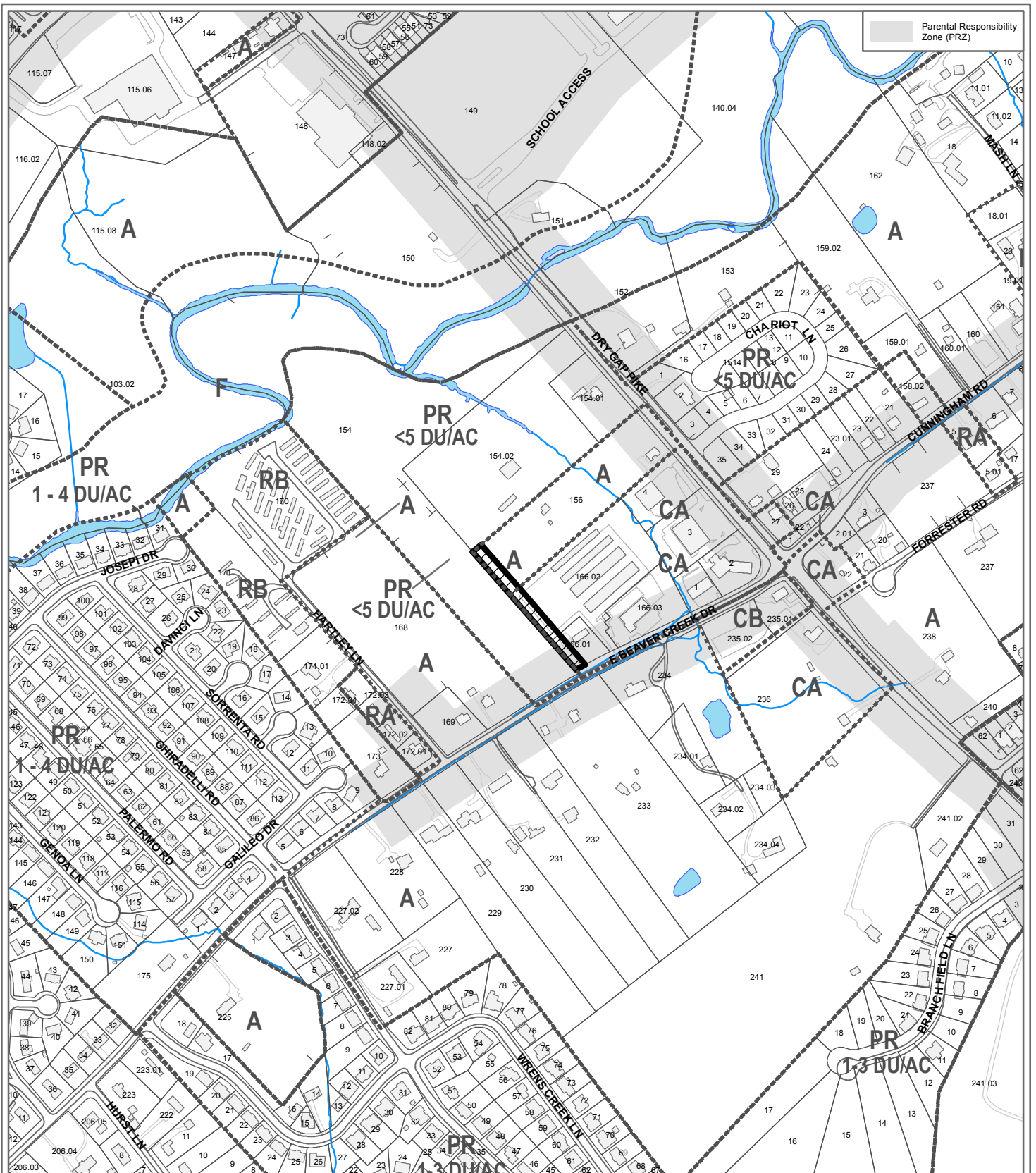


Petitioner: Smith, Rufus H.

Map No: 47  
Jurisdiction: County



Original Print Date: 7/16/2014      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**8-C-14-RZ  
REZONING**

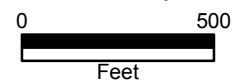
From: A (Agricultural) & CA (General Business)  
To: PR (Planned Residential)



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**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTH 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 North 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**, Rufus H. Smith, has submitted an application to amend the Sector Plan from General Commercial to Low Density Residential for property described in the application; and

**WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North 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 August 14, 2014, 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 North County Sector Plan, with its accompanying, staff report and map, file #8-A-14-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