



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

▶ **FILE #:** 2-A-15-RZ
2-A-15-SP

AGENDA ITEM #: 29
AGENDA DATE: 2/12/2015

▶ **APPLICANT:** RUSSELL AMANNS
OWNER(S): Russell Amanns

TAX ID NUMBER: 48 E A 001 [View map on KGIS](#)

JURISDICTION: Commission District 7

STREET ADDRESS: 6417 Maynardville Pike

▶ **LOCATION:** West side Maynardville Pike, north side Rifle Range Dr.

▶ **TRACT INFORMATION:** 10.24 acres.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Maynardville Pike, a major arterial street with 4 lanes and a center median within 130-150' of right-of-way, Rifle Range Rd., a minor arterial street with 20' of pavement width within 45-50' of right-of-way or Mynatt Rd., a major collector street with 20' of pavement width within 40-45' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RB (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Self-service storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC plan designation and commercial zoning from the east

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Mynatt Rd. - Mobile home park and auto sales / MDR, GC / RB (General Residential) and CA (General Business)

South: Rifle Range Rd. - Houses / MDR / RB (General Residential) and CA (General Business)

East: Vacant land, Maynardville Pike / GC / CA (General Business)

West: Mobile home park / MDR / RB (General Residential)

NEIGHBORHOOD CONTEXT: This site is located in an area that has developed with commercial uses along Maynardville Pike and a mix of residential uses, including several mobile home parks, under CA, CB and RB zoning.

STAFF RECOMMENDATION:

- ▶ **ADOPT RESOLUTION # 2-A-15-SP, amending the North County Sector Plan to GC (General Commercial) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The proposal is a logical extension of the GC sector plan designation from the east to include the subject property. Commercial uses are compatible with the surrounding land uses and zoning. CA and CB zoning are already established on all sides of the subject property.

- ▶ **RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning**

The zoning recommendation is consistent with the recommended sector plan amendment to GC for the entire parcel. The GC plan designation is recommended for the entire parcel owned by the applicant, a portion of which is already zoned commercial. This proposal is a logical extension of the plan designation from the east. Commercial uses for this site will be compatible with the surrounding land uses and zoning pattern.

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 any of the roads that this site fronts on. However, the three streets are classified as major collector (Mynatt Rd.), minor arterial (Rifle Range Rd.) and major arterial street (Maynardville Pike). These three streets have sufficient capacity to accommodate commercial use of the site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently calls for medium density residential uses for this property. However, a portion of the site is already zoned CA, which is not reflected on the plan. A mobile home park was formerly located on the site, which was consistent with the current MDR plan designation and RB zoning. All residential uses have now been removed from the site and the CA zoned portion has already been prepared for commercial development. Staff is recommending that the entire parcel be shown for GC uses, consistent with the current CA zoning and recommended CB zoning.

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

The property is surrounded by CA and CB zoning. Commercial development and zoning have been established to the east and are appropriate at this commercial node fronting on a major arterial street (Maynardville Pike).

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

The trend has been long established that this area of Maynardville Pike is appropriate for commercial development. This proposal is an expansion of the established commercial node to the east.

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. CB is a logical extension of commercial zoning from the east and will allow compatible uses to the surrounding development pattern.
2. A portion of the subject parcel is already zoned CA, so the recommendation is only for the portion of the site that is currently zoned RB. The proposed use, a self-service storage facility, requires use on review approval by MPC in either the CA or CB zones.
3. There are several commercially zoned parcels in the vicinity of the site, including CA, CB and C-3 zoning. The proposal is an extension of that appropriate zoning pattern on a property that has frontage on major collector, minor arterial and major arterial streets. This situation makes the area appropriate for establishment and expansion of a commercial node.

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

1. 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 description and intent of CB zoning, the subject property is appropriate to be rezoned to CB.

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. CB zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.
2. The extension of CB zoning to the west is an appropriate expansion of an existing commercial node.
3. The required use on review development plan review required by MPC for the proposed self-storage facility will also serve to minimize any adverse impacts to surrounding properties. Development standards for self-service storage facilities can be found in Article 4, Section 4.93 of the Knox County Zoning Ordinance.

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 plan amendment to the general commercial land use classification, CB zoning would be consistent with the North County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff has not identified any conflicts with other adopted plans.

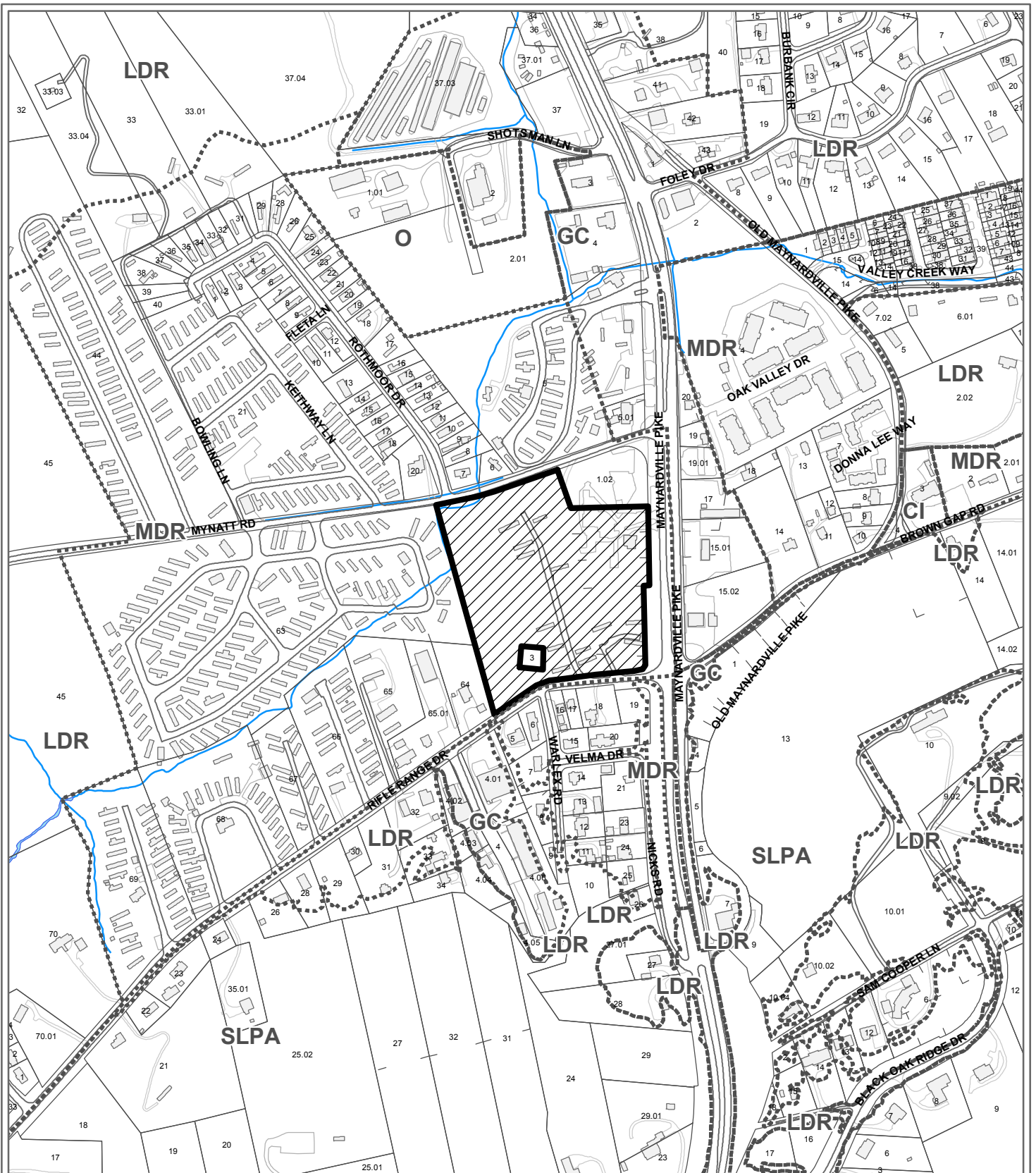
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 3/23/2015. 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.



**2-A-15-SP / 2-A-15-RZ
NORTH COUNTY SECTOR PLAN AMENDMENT**

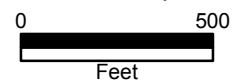
From: MDR (Medium Density Residential)
To: GC (General Commercial)



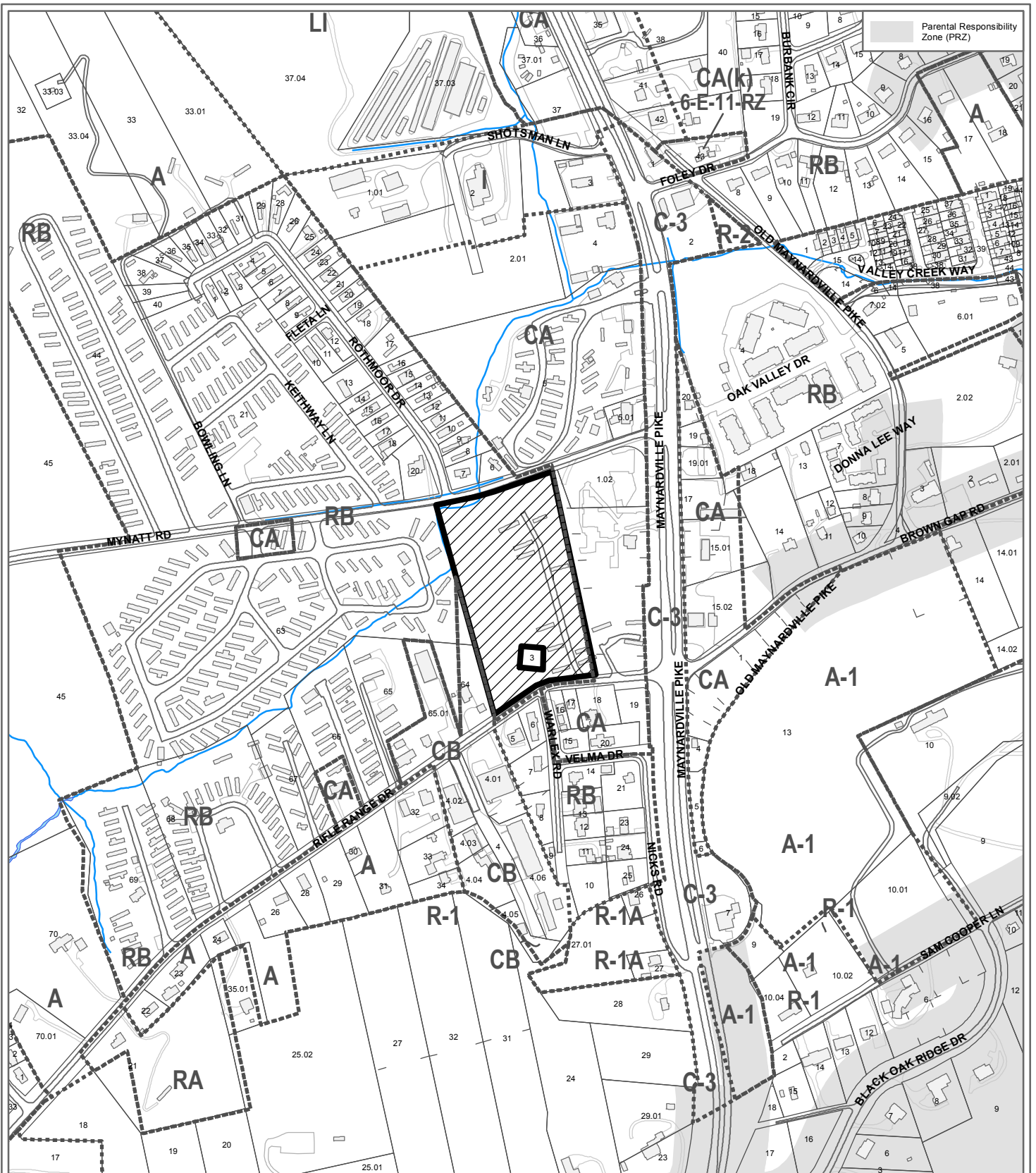
Petitioner: Amanns, Russell

Map No: 48

Jurisdiction: County



Original Print Date: 1/23/2015 Revised: 1/27/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**2-A-15-RZ
REZONING**

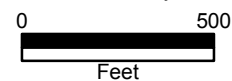
From: RB (General Residential)
To: CB (Business and Manufacturing)



Petitioner: Amanns, Russell

Map No: 48

Jurisdiction: County



Original Print Date: 1/23/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**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, Russell Amanns has submitted an application to amend the Sector Plan from Medium Density Residential to General Commercial 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 February 12, 2015, 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 #2-A-15-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