



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

▶ **FILE #:** 4-L-16-RZ
4-D-16-SP

AGENDA ITEM #: 45
AGENDA DATE: 4/14/2016

▶ **APPLICANT:** LONGBOAT LAND CO., LLC
OWNER(S): Winston Cox

TAX ID NUMBER: 67 099 PORTION DESIGNATED MDR ONLY [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 7201 Clinton Hwy

▶ **LOCATION:** South side Clinton Hwy., west of W. Beaver Creek Dr.

▶ **TRACT INFORMATION:** 3.43 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center median within 115' 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) / CA (General Business)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Self storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of C plan designation and CB zoning from the north

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Clinton Hwy. - Travis Meats / MU-SD (NCO-1) / CB (Business & Manufacturing)

ZONING South: Powell Self Storage / MDR / CB (Business & Manufacturing)

East: Powell Self Storage / MDR, C / CB (Business & Manufacturing)

West: Powell Self Storage / MDR, C / CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This property is located along a section of Clinton Hwy. that is developed with commercial uses on both sides, under CA and CB zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #4-D-16-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.)

The majority of the site is already designated for commercial use. The request is a minor extension of that designation to the south to cover entire parcel. All surrounding properties are zoned and developed with commercial uses.

► RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.

The zoning recommendation is consistent with the recommended sector plan amendment to C for the entire parcel. The C plan designation is recommended for the entire parcel owned by the applicant, all of which is already zoned CA commercial. CB is a logical extension of zoning from all sides. 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 road or utility improvements have been made recently in this area. However, utilities are in place and Clinton Hwy. is a major arterial street that is adequate to handle additional traffic that will be generated by commercial development of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now proposes medium density residential uses for a portion of the site, which is not consistent with the current CA zoning. There is not necessarily an error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering surrounding development and zoning, and the property's frontage on a major arterial street.

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

With previous approvals of commercial zoning and development in the surrounding area, a pattern has been established to concentrate commercial development in the area.

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

A trend of commercial development has been established all around the site. This proposal continues that trend.

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 north and will allow compatible uses to the surrounding development pattern.
2. The entire subject parcel is already zoned CA. The applicant is requesting CB zoning for consistency with surrounding parcels, already zoned CB. The proposed use, a self-service storage facility, requires use on review approval by MPC in either the CA or CB zones.
3. The site is surrounded by commercially zoned parcels in the vicinity of the site, including CA and CB zoning. The proposal is an extension of that appropriate zoning pattern on a property that has frontage on a major arterial street.

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 this site is appropriate in this 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 Northwest 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.

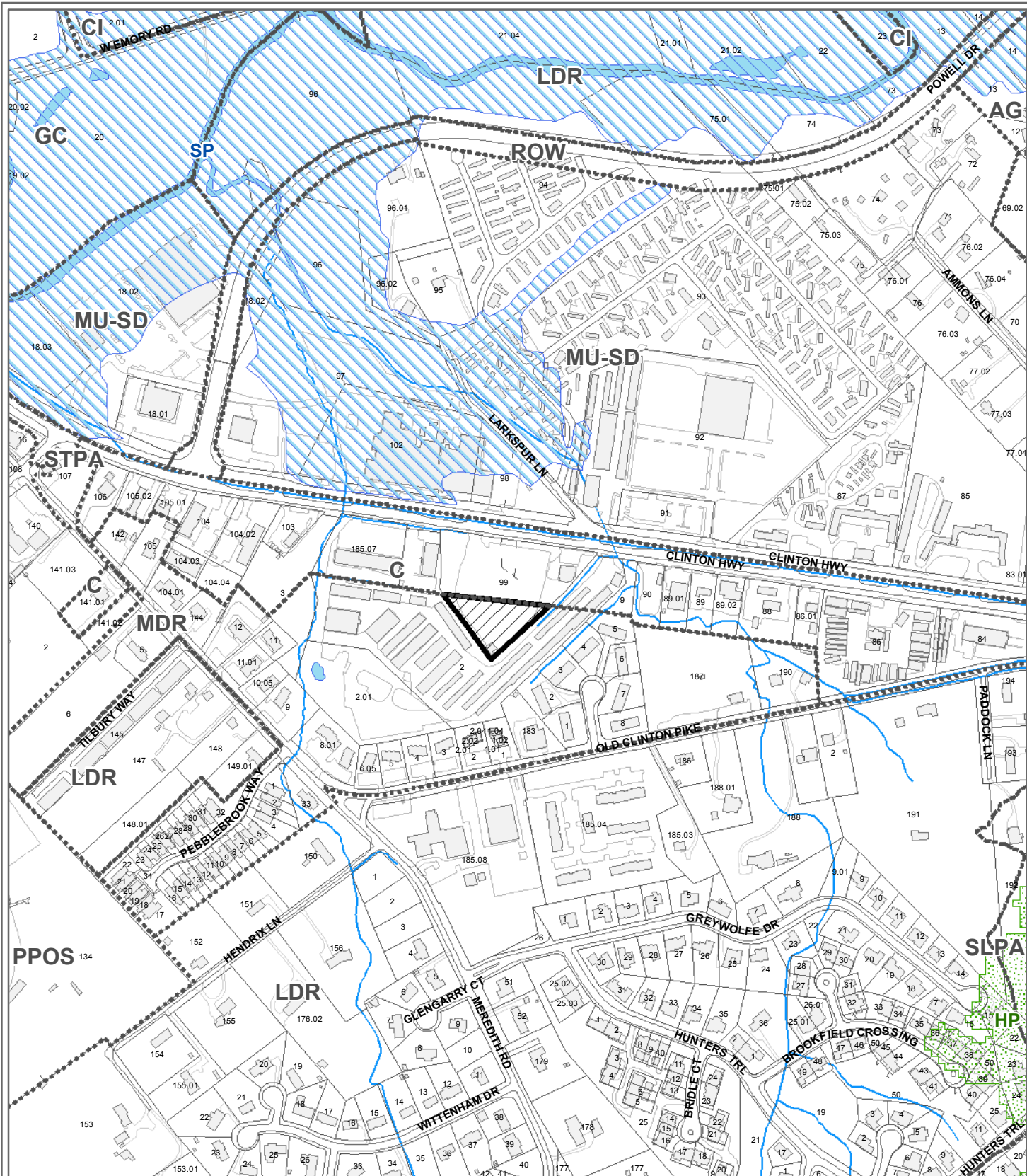
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

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 5/23/2016. 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.



**4-D-16-SP / 4-L-16-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: MDR (Medium Density Residential)

To: C (Commercial)



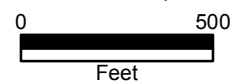
Original Print Date: 3/21/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

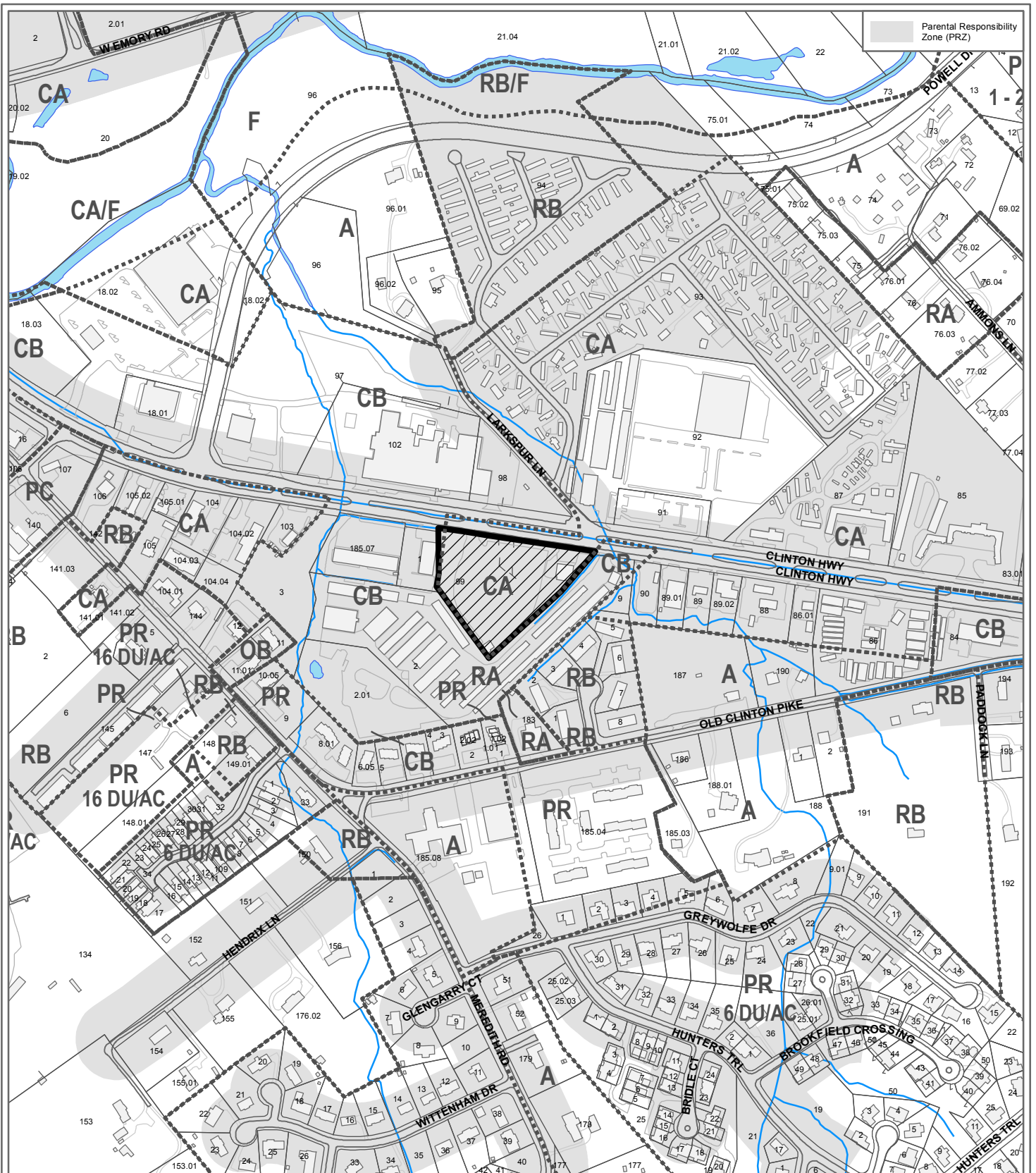
Revised:

Petitioner: Longboat Land Co., LLC

Map No: 67

Jurisdiction: County





**4-L-16-RZ
REZONING**

From: CA (General Business)
To: CB (Business and Manufacturing)



Petitioner: Longboat Land Co., LLC

Map No: 67

Jurisdiction: County



Original Print Date: 3/21/2016 Revised:
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 plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Longboat Land Co., LLC, has submitted an application to amend the Sector Plan from Medium 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 April 14, 2016, after consideration of the staff recommendation and testimony from those persons in support and opposed to the 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 #4-D-16-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