



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

▶ **FILE #:** 3-C-16-RZ  
3-C-16-SP

**AGENDA ITEM #:** 28  
**AGENDA DATE:** 3/10/2016

▶ **APPLICANT:** **DANNY HEIDLE**  
OWNER(S): Danny Ray Heidle

TAX ID NUMBER: 40 192.02 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 6809 Washington Pike

▶ **LOCATION:** **North side of Washington Pike, east side of Maloneyville Rd.**

▶ **TRACT INFORMATION:** **6.03 acres.**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Washington Pike., a minor arterial street with 22' of pavement width within 50' of right-of-way, and Maloneyville Rd., a local street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **AG (Agricultural) / A (Agricultural)**

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

▶ **EXISTING LAND USE:** **Agricultural**

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

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Vacant and rural residential / A (Agricultural) and CA (General Business)

South: Vacant and rural residential / A (Agricultural)

East: Vacant and rural residential / A (Agricultural)

West: Detached houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is primarily developed with agricultural and rural residential uses under A zoning. There is a nearby church, zoned A, and house zoned CA north of the site that does not appear to be used for commercial purposes. The Knox County Detention Facility is approximately one mile to the north along Maloneyville Rd.

**STAFF RECOMMENDATION:**

▶ **DENY RC (Rural Commercial) sector plan designation.**

The Northeast County Sector Plan was recently adopted in January 2016 and based on public input, maintaining Agricultural uses in the area where the subject property is located was desired. Appropriate locations for Rural Commercial uses were identified on the sector plan. There has not been any significant changes in the area since the adoption of the sector plan, nor a significant error or omission, to justify the requested amendment.

▶ **DENY CR (Rural Commercial) zoning.**

In keeping with the recommendation of the recently adopted Northeast County Sector Plan, the property should maintain zoning that is allowed in the Agricultural sector plan designation. There are several properties within this that are appropriately zoned for consideration of a self-service storage facility, or are appropriately designated for commercial uses 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:

1. No road or utility improvements have been made that were not anticipated in the plan that make the development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is not an obvious or significant error or omission in the plan.

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

1. There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that the recently adopted sector plan already provides adequate area for new commercial development in areas deemed appropriate.

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

1. There are no apparent trends that warrant an amendment to the sector plan.

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.

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. No significant changes have occurred in the area that warrant the requested change in zoning.

2. The development has taken place in the northeast county area are predominantly located in or near the Planned Growth Area for Knox County or the Urban Growth Boundary for the City of Knoxville. The subject property is located in the Rural Area of the Growth Policy Plan and is approximately 1 mile from Knoxville's Urban Growth Boundary.

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

1. The CR (Rural Commercial) is intent to provide opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas, and to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding 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. The subject site is located at an intersection of an arterial and collector road, however, this site was not identified as an appropriate location for rural commercial uses by the recently adopted Northeast County Sector Plan.

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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. Establishment of CR zoning at this location could stimulate similar requests at or near this intersection, and further encourage development in the Rural Area of the Growth Policy Plan.

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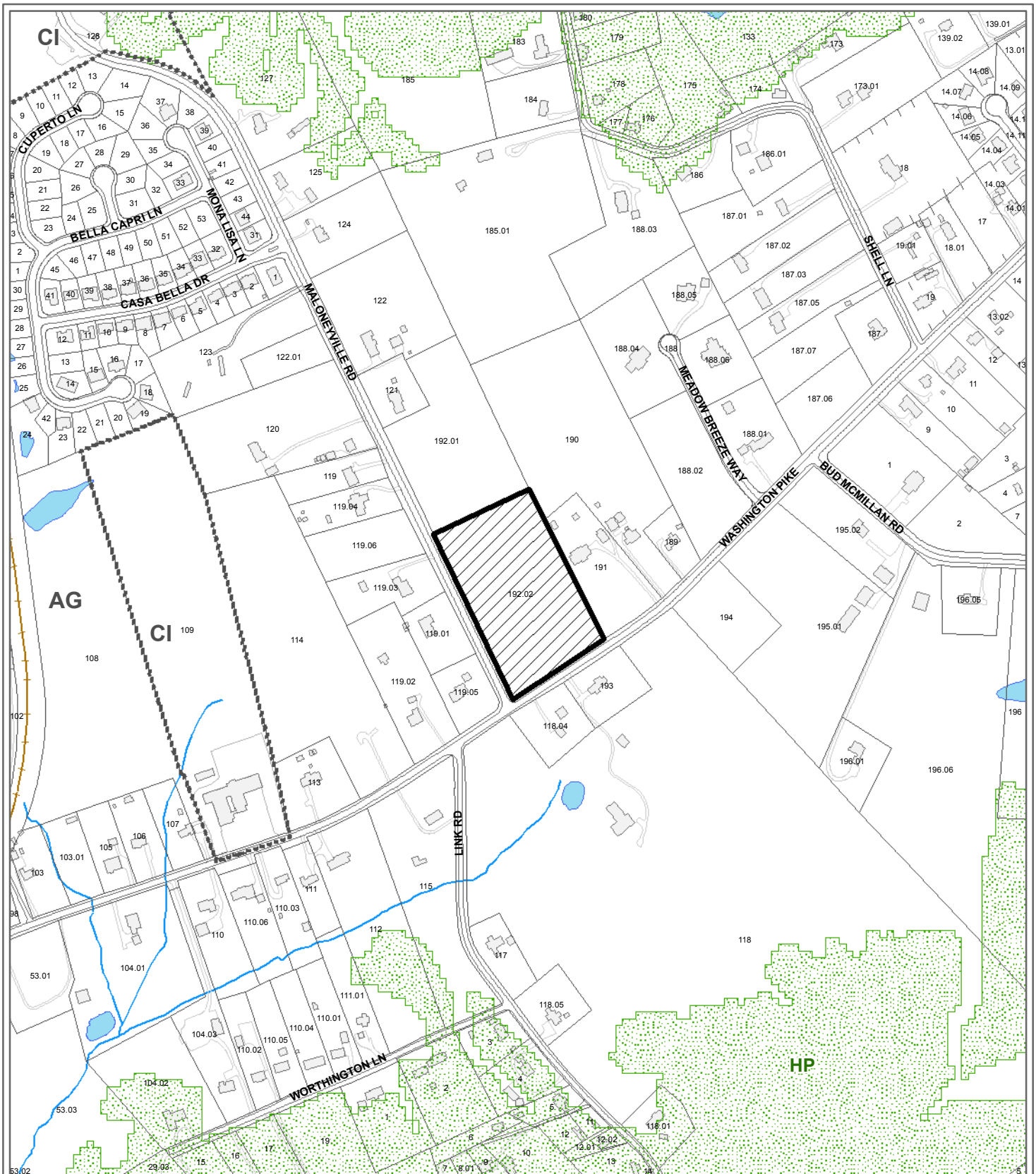
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the requested plan amendment to the RC (Rural Commercial) land use classification, CR zoning would be consistent with the Northeast County Sector Plan. However, staff is recommending that the current sector plan designation and zoning be maintained.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning and plan amendment requests for commercial development on other properties near the Washington Pike and Maloneyville Road intersection.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/25/2016. 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.



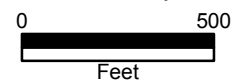
**3-C-16-SP / 3-C-16-RZ  
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural)  
To: RC (Rural Commercial)

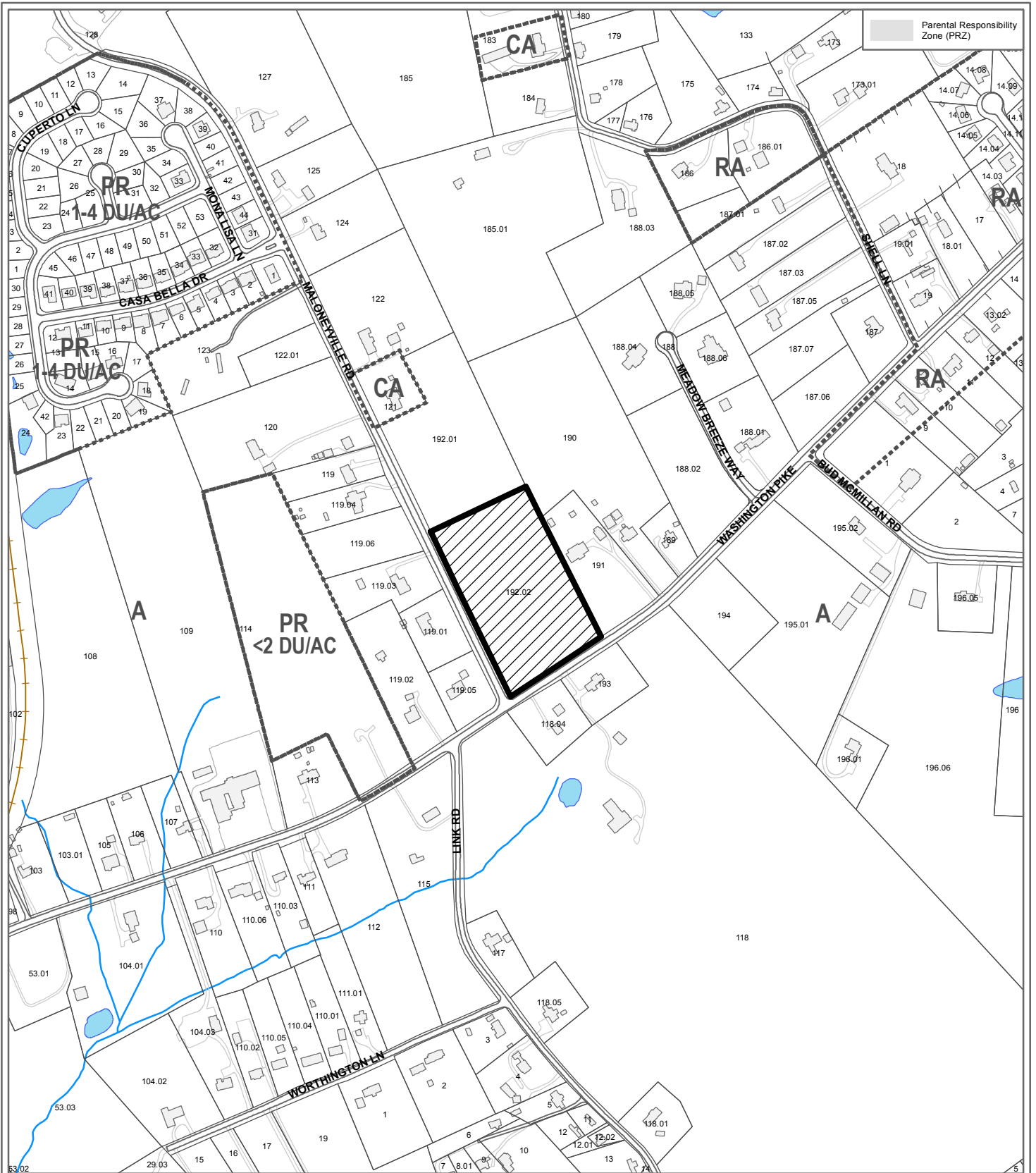


Petitioner: Heidle, Danny

Map No: 40  
Jurisdiction: County



Original Print Date: 2/23/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



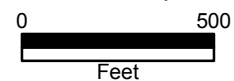
**3-C-16-RZ  
REZONING**

From: A (Agricultural)  
To: CR (Rural Commercial)



Petitioner: Heidle, Danny

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