

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

▶ **FILE #:** 4-C-17-SP

**AGENDA ITEM #:** 45

**AGENDA DATE:** 4/13/2017

▶ **APPLICANT:** **BOB HUTCHISON**

OWNER(S): Bob Hutchison

TAX ID NUMBER: 69 I A 014 & 027

[View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 4416 Central Avenue Pike

▶ **LOCATION:** **Northeast side Central Avenue Pike, southeast of Elyria Dr.**

▶ **APPX. SIZE OF TRACT:** **1.3 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MU-SD (Mixed Use Special District) (NC-15) / R-1 (Low Density Residential)**

▶ **PROPOSED PLAN DESIGNATION:** **GC (General Commercial)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Commercial**

EXTENSION OF PLAN DESIGNATION: Yes, extension of GC sector plan designation from the northwest

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Pest control business / GC

South: Offices and attached residential / MU-SD (NC-15)

East: Vacant land / MU-SD (NC-15)

West: Central Avenue Pike, business / MU-SD (NC14)

NEIGHBORHOOD CONTEXT This area is developed with a mix of uses, under various zoning districts, including C-6, O-1, R-2, C-3, R-1 and R-1A.

**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION #4-C-17-SP, amending the North City Sector Plan to GC (General Commercial), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.**

General commercial uses at this location would be a logical extension of the plan designation from the northwest. The surrounding area is developed with a mix of uses that would be compatible with general

commercial uses.

**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 recently made to Central Avenue Pike., but it is adequate to serve the recommended commercial uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current plan proposes mixed uses for the site, not including C-6. However the subject property is not desirable for R-2 uses and is directly adjacent to a business developed under C-6 zoning.

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

With the established commercial zoning pattern to the northwest and the surrounding commercial, office and medium density residential uses, commercial uses and zoning are appropriate for the subject property in this area.

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

No new information has become available to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for commercial uses.

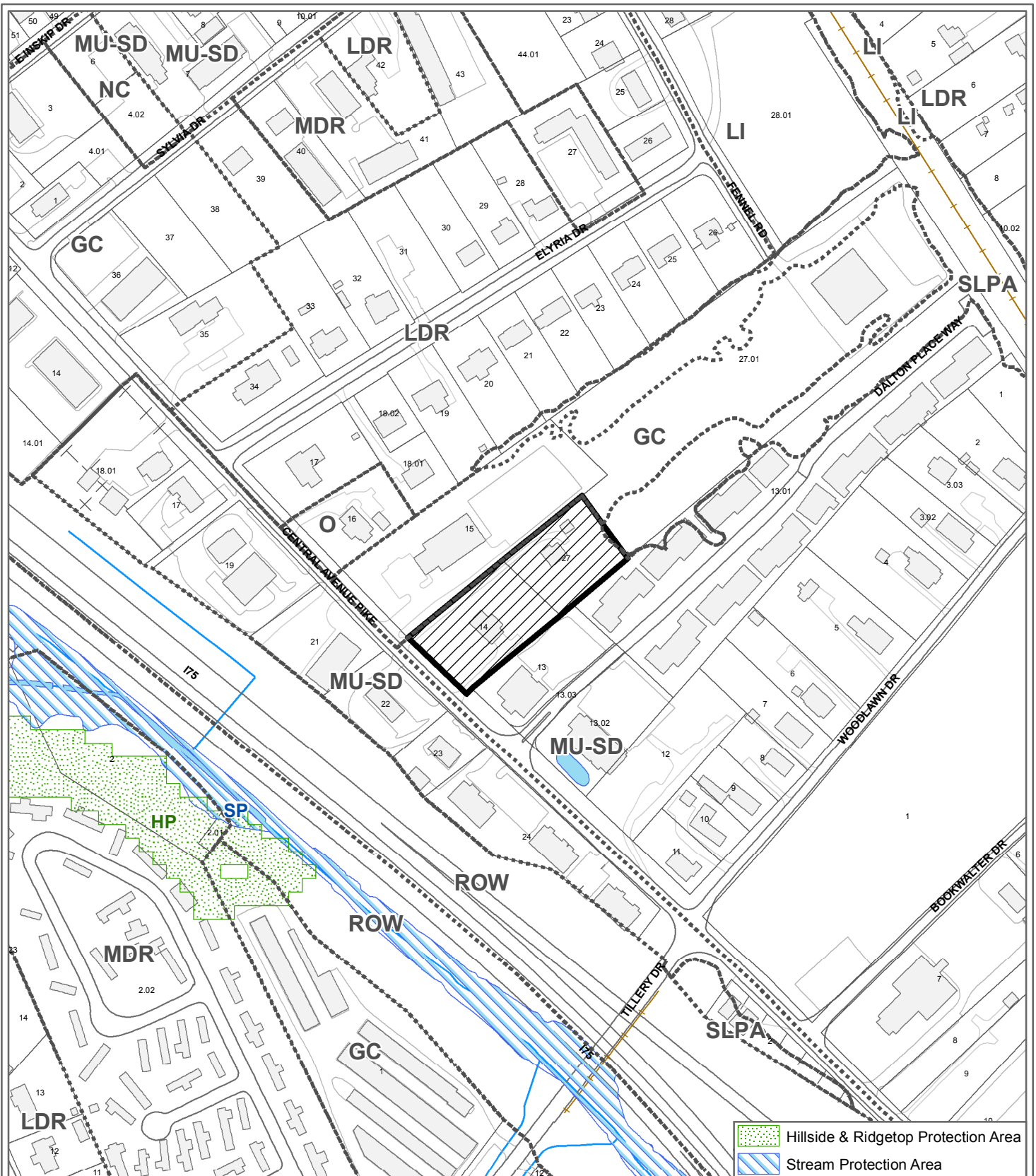
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:



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.

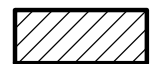
If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2017 and 5/23/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



 Hillside & Ridgetop Protection Area  
 Stream Protection Area

**4-C-17-SP**  
**NORTH CITY SECTOR PLAN AMENDMENT**

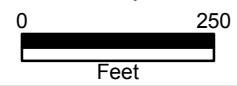
From: MU-SD (Mixed Use Special District) (NC-15)  
 To: GC (General Commercial)



Petitioner: Hutchison, Bob

Map No: 69  
 Jurisdiction: City

Original Print Date: 3/14/2017      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**KNOXVILLE: KNOX COUNTY**  
**M P C**  
 METROPOLITAN  
 PLANNING  
 COMMISSION  
**T E N N E S S E E**  
 Suite 403 • City County Building  
 400 Main Street  
 Knoxville, Tennessee 37902  
 865 • 215 • 2500  
 F A X • 215 • 2068  
 www.knoxmpc.org

One year and North City Sector

**REZONING**

**PLAN AMENDMENT**

Name of Applicant: Bob Hutchison

Date Filed: 2/23/2017

Meeting Date: April 13, 2017

RECEIVED

FEB 23 2017

Metropolitan  
 Planning Commission

Application Accepted by: Bussseau

Fee Amount: \_\_\_\_\_ File Number: Rezoning - GYP 4-A-17-PA

Fee Amount: \$600 File Number: Plan Amendment - N City Sector 4-C-17-SP

**PROPERTY INFORMATION**

Address: 4416 + 4420 Central Avenue  
 General Location: Northeast side of  
Central Ave Pike, SE of  
Elyria Dr.  
 Parcel ID Number(s): 009IA014  
069EA-027  
 Tract Size: 1.3 ac  
 Existing Land Use: Residential  
 Planning Sector: North City  
 Growth Policy Plan: Inside City  
 Census Tract: 46  
 Traffic Zone: 146  
 Jurisdiction:  City Council 5th District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER**  **OPTION HOLDER**

PLEASE PRINT  
 Name: Barbara K Fielder  
 Company: \_\_\_\_\_  
 Address: 4416 Central Avenue  
 City: Knoxville State: TN Zip: 37910  
 Telephone: 865-689-4564  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Requested Change**  
**REZONING**

FROM: \_\_\_\_\_  
 TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Bob Hutchison  
 Company: \_\_\_\_\_  
 Address: 7325 Fairview Rd.  
 City: Corryton State: TN Zip: 37721  
 Telephone: 865-755-0197  
 Fax: \_\_\_\_\_  
 E-mail: bhutchison@berminx  
Knoxville.com

**PLAN AMENDMENT**

One Year Plan  North City Sector Plan

FROM: MU-SD (NC-15)  
 TO: GC

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Bob Hutchison  
 PLEASE PRINT  
 Name: Same as above  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**  
Commercial

Density Proposed \_\_\_\_\_ Units/Acre  
 Previous Rezoning Requests: \_\_\_\_\_

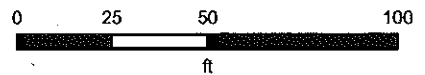


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**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 3-E-17-RZ  
 4-A-17-PA

**AGENDA ITEM #:** 45  
**AGENDA DATE:** 4/13/2017

▶ **APPLICANT:** **BOB HUTCHISON**  
 OWNER(S): Bob Hutchison

TAX ID NUMBER: 69 I A 014 & 027 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 4416 Central Avenue Pike

▶ **LOCATION:** **Northeast side Central Avenue Pike, southeast of Elyria Dr.**

▶ **TRACT INFORMATION:** **1.3 acres.**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **MU-SD (Mixed Use Special District) (NC15) / R-1 (Low Density Residential)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-6 (General Commercial Park)**

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **Commercial**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC designation and C-6 zoning from the northwest.

HISTORY OF ZONING REQUESTS: None noted for this site

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Pest control business / GC / C-6 (General Commercial Park)

South: Offices and attached residential / MU-SD (NC-15) / O-1 (Office, Medical & Related Services) & R-2 (General Residential)

East: Vacant land / MU-SD (NC-15) / C-6 (General Commercial Park)

West: Central Avenue Pike, business / MU-SD (NC14) / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of uses, under various zoning districts, including C-6, O-1, R-2, C-3, R-1 and R-1A.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.**

General commercial uses at this location would be a logical extension of the plan designation from the northwest. The surrounding area is developed with a mix of uses that would be compatible with general commercial uses.

► **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 is a logical extension of zoning from the northwest and is compatible with the scale and intensity of surrounding development and zoning pattern. The recommended amendments to the One Year Plan and sector plan both support commercial uses at this location.

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

- A. **AN ERROR IN THE PLAN** - There are no apparent errors in the plan. The current plan proposes mixed uses for the site, not including C-6. However the subject property is not desirable for R-2 uses and is directly adjacent to a business developed under C-6 zoning.
- B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been recently made to Central Avenue Pike., but it is adequate to serve the recommended commercial uses. Public water and sewer utilities are available to serve the site.
- C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - With the established commercial zoning pattern to the northwest and the surrounding commercial, office and medium density residential uses, commercial uses and zoning are appropriate for the subject property in this area.
- D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available to reveal the need for a plan amendment. The current zoning pattern of similar intensity uses has long been established in this area, making this site appropriate for commercial uses.

**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. C-6 is a logical extension of zoning from the northwest.
- 2. C-6 uses are compatible with the surrounding land use and zoning pattern.
- 3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning, and has access to a minor arterial street.

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

- 1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
- 2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

**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. The recommended C-6 zoning is compatible with the surrounding land uses and zoning pattern.

2. C-6 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing minor arterial street is adequate to handle any additional traffic generated by allowing commercial uses on 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:

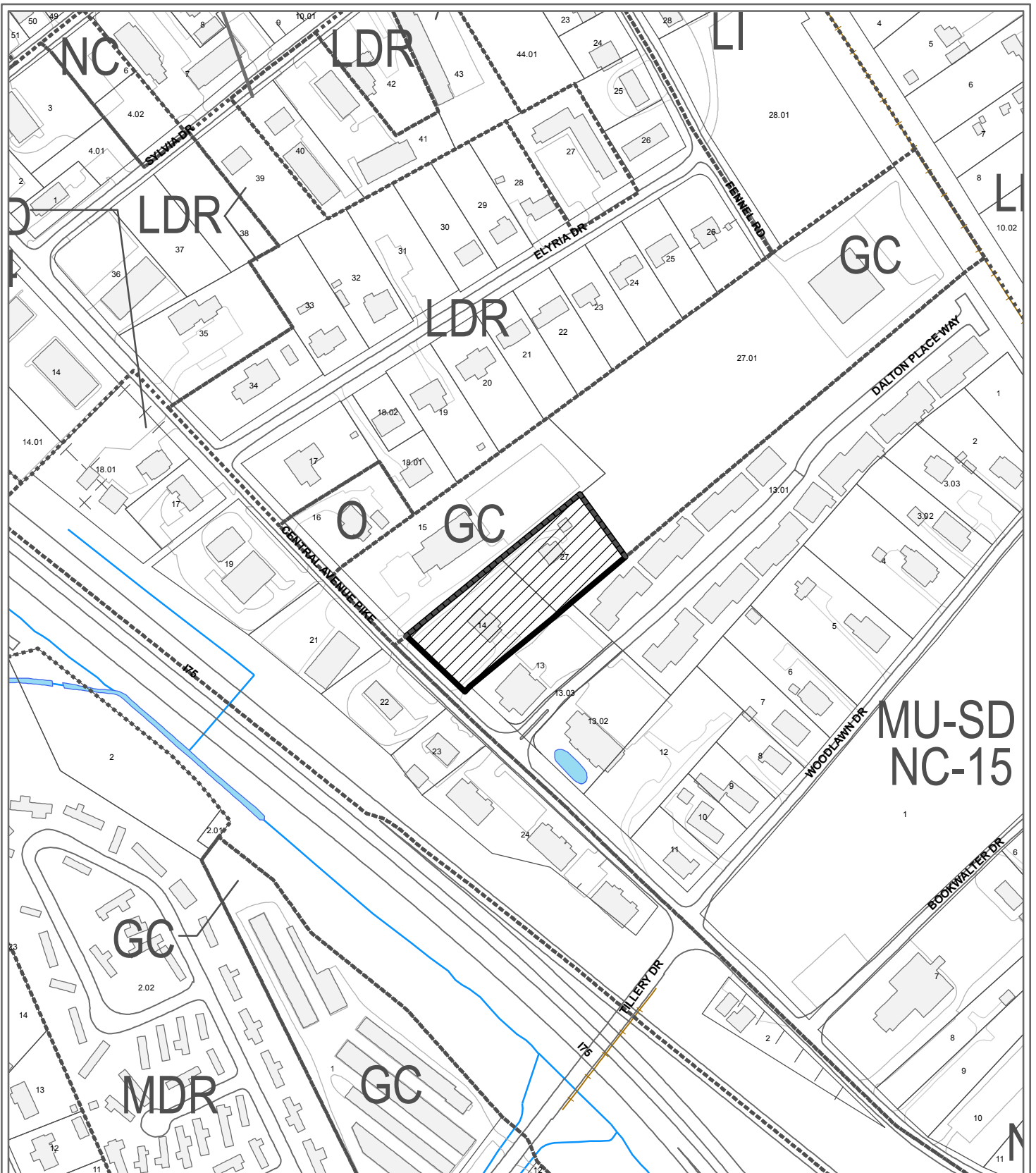
1. With the recommended amendment to the City of Knoxville One Year Plan to general commercial on the accompanying application (4-A-17-PA), C-6 zoning would be consistent with the plan.
2. With the recommended amendment to the North City Sector Plan to general commercial on the accompanying application (4-C-17-SP), C-6 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended C-6 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2017 and 5/23/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.





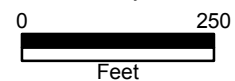
**4-A-17-PA / 3-E-17-RZ  
PLAN AMENDMENT**

From: MU-SD (Mixed Use Special District) (NC15)  
To: GC (General Commercial)

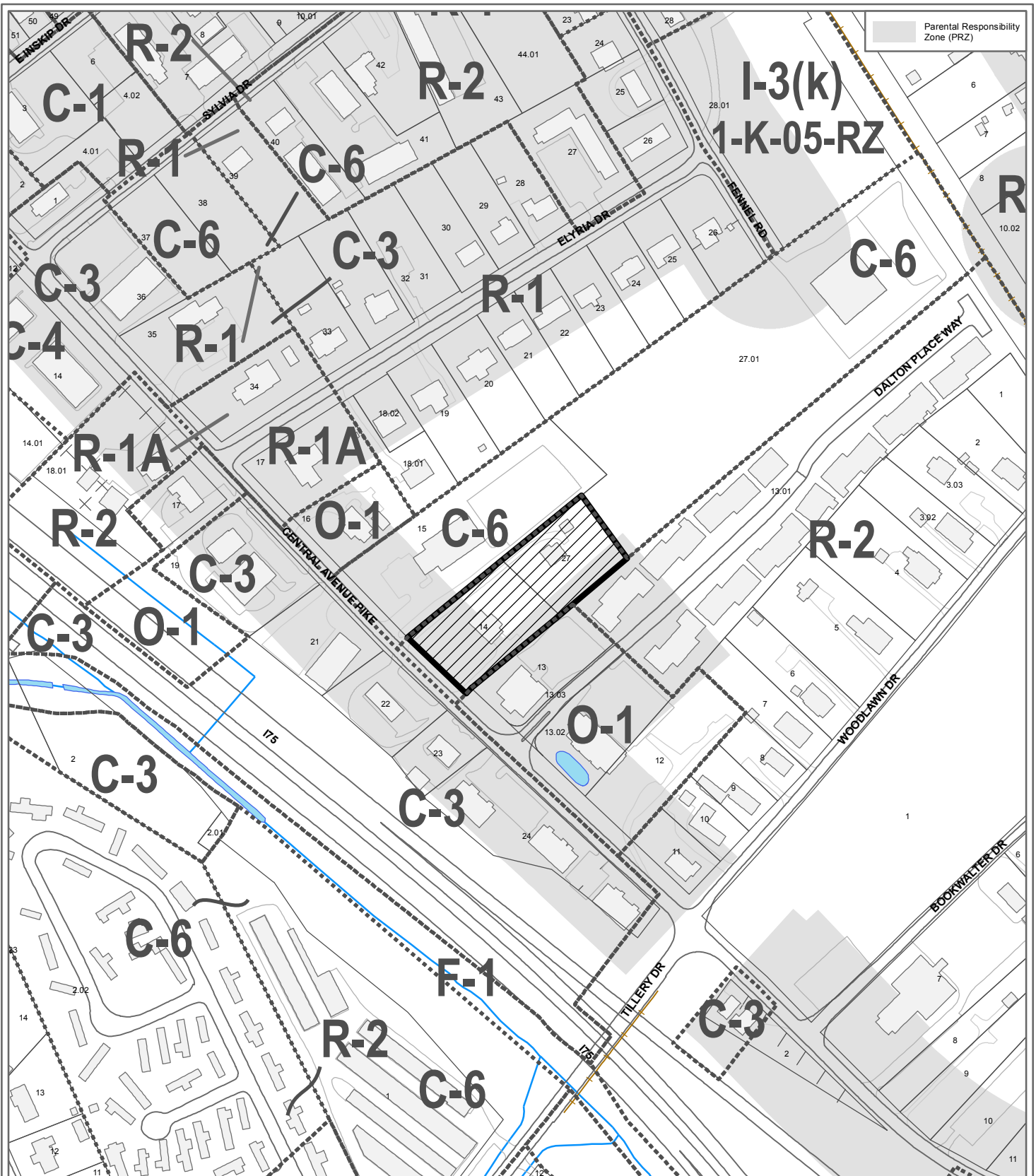


Petitioner: Hutchison, Bob

Map No: 69  
Jurisdiction: City



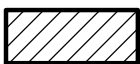
Original Print Date: 3/14/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**3-E-17-RZ  
REZONING**

From: R-1 (Low Density Residential)

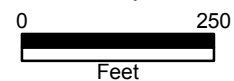
To: C-6 (General Commercial Park)



Petitioner: Hutchison, Bob

Map No: 69

Jurisdiction: City



Original Print Date: 2/15/2017  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

One year and North City Sector

REZONING

PLAN AMENDMENT

Name of Applicant: Bob Hutchison

Date Filed: 2/23/2017

Meeting Date: April 13, 2017

Application Accepted by: Bussseau

Fee Amount: File Number: Rezoning - GYP 4-A-17-PA

Fee Amount: \$600 File Number: Plan Amendment - North City Sector 4-C-17-SP



PROPERTY INFORMATION
Address: 4416 + 4420 Central Avenue
General Location: Northeast side of Central Ave Pike, SE of Elyria Dr.
Parcel ID Number(s): 009IA014
Tract Size: 1.3 ac
Existing Land Use: Residential
Planning Sector: North City
Growth Policy Plan: Inside City
Census Tract: 46
Traffic Zone: 146
Jurisdiction: City Council 5th District

PROPERTY OWNER OPTION HOLDER
PLEASE PRINT
Name: Barbara K Fielder
Company:
Address: 4416 Central Avenue
City: Knoxville State: TN Zip: 37910
Telephone: 865-689-4564
E-mail:

Requested Change
REZONING
FROM:
TO:

APPLICATION CORRESPONDENCE
All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: Bob Hutchison
Company:
Address: 7325 Fairview Rd.
City: Corryton State: TN Zip: 37721
Telephone: 865-755-0197
E-mail: bhutchison@berminx.com

PLAN AMENDMENT
One Year Plan North City Sector Plan
FROM: MV-SD (NC-15)
TO: GC

APPLICATION AUTHORIZATION
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
Signature: Bob Hutchison
PLEASE PRINT
Name: Same as above
Company:
Address:
City: State: Zip:
Telephone:
E-mail:

PROPOSED USE OF PROPERTY
Commercial
Density Proposed Units/Acre
Previous Rezoning Requests:

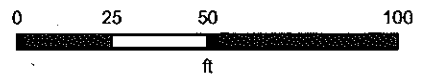


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OYP/SP MU-SD(NC-14) (C-6 OK)

KNOXVILLE, TENNESSEE COUNTY  
**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
F U L L T I M E S E R V I C E  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**REZONING**     **PLAN AMENDMENT**

Name of Applicant: Bob Hutchison  
Date Filed: January 18, 2017 Meeting Date: March 9, 2017  
Application Accepted by: B. Suisseau  
Fee Amount: \$1,000.00 File Number: Rezoning 3-E-17-R2  
Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**  
Address: 4420 Central Avenue Pike  
General Location: North Knoxville, Inskip NE side Central Avenue Pike, SE of Felyria Dr.  
Parcel ID Number(s): 069IA-027  
069IA 014 1.3ac.  
Tract Size: 147.10 x 188.92 x IRR  
Existing Land Use: Residential  
Planning Sector: Inskip Small Area North City  
Growth Policy Plan: Inside City  
Census Tract: 40  
Traffic Zone: 146  
Jurisdiction:  City Council 5th District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER**     **OPTION HOLDER**  
PLEASE PRINT  
Name: Barbara K Fielden  
Company: \_\_\_\_\_  
Address: 4416 Central Avenue Pike  
City: Knoxville State: TN Zip: 37912  
Telephone: 865/689-4564  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

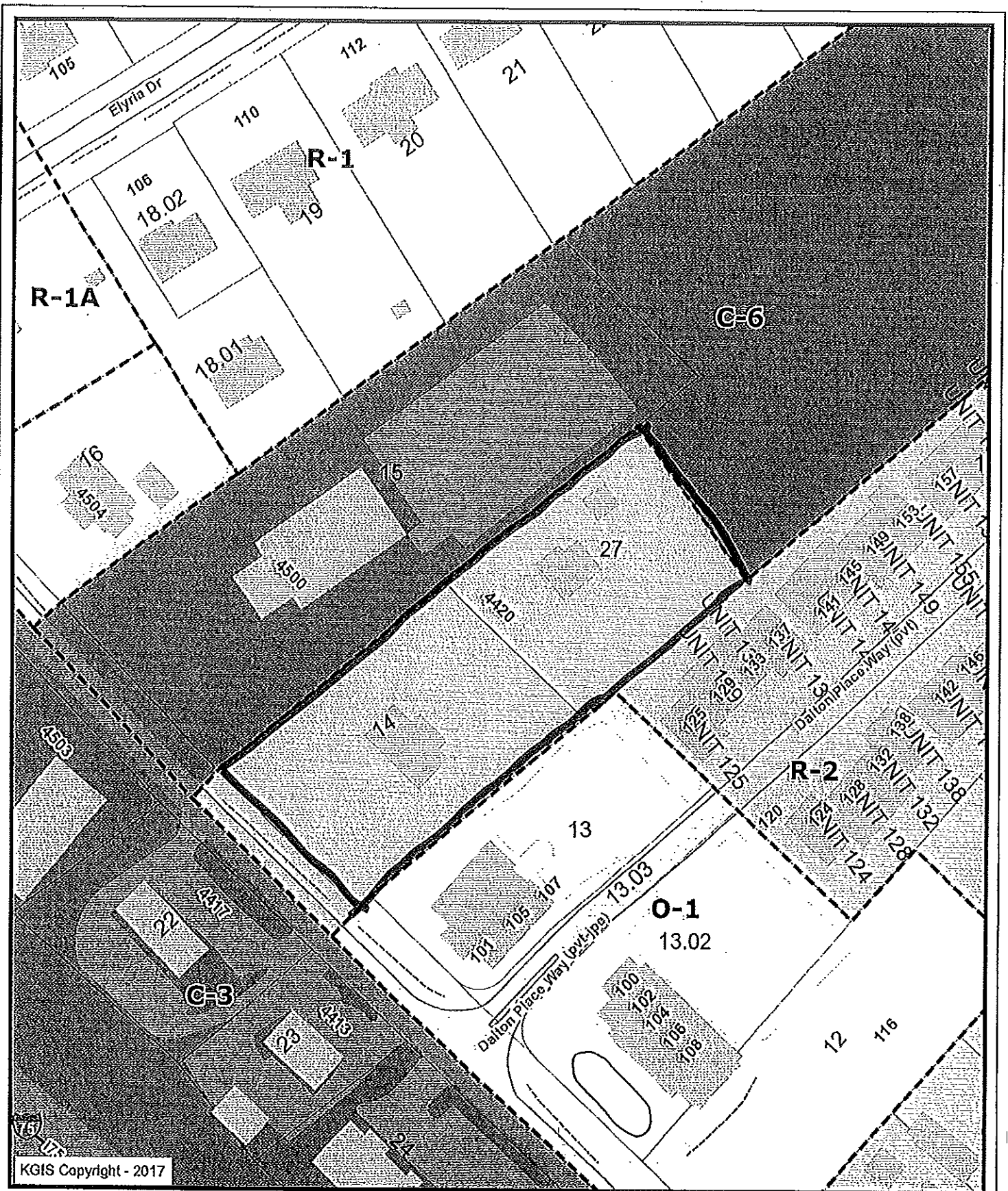
**Requested Change**  
**REZONING**  
FROM: R-1  
TO: C-6  
**PLAN AMENDMENT**  
 One Year Plan     \_\_\_\_\_ Sector Plan  
FROM: N/A  
TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**  
All correspondence relating to this application should be sent to:  
PLEASE PRINT  
Name: Bob Hutchison  
Company: \_\_\_\_\_  
Address: 7325 Fairview Rd  
City: Corryton State: TN Zip: 37721  
Telephone: 865-755-0197  
Fax: \_\_\_\_\_  
E-mail: bhutchison@terminix.knoxville.com

**PROPOSED USE OF PROPERTY**  
Commercial uses  
Density Proposed \_\_\_\_\_ Units/Acre  
Previous Rezoning Requests: None noted

**APPLICATION AUTHORIZATION**  
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.  
Signature: \_\_\_\_\_  
PLEASE PRINT  
Name: Same as above  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

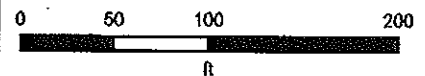




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