



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

▶ **FILE #:** 1-K-17-RZ
1-H-17-SP

AGENDA ITEM #: 50
AGENDA DATE: 1/12/2017

▶ **APPLICANT:** R2R STUDIO, LLC (JESSALYN FRISKE)
OWNER(S): Haissam Arabi

TAX ID NUMBER: 138 27406 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8822 Valgro Rd

▶ **LOCATION:** South side Valgro Rd. east of Sevierville Pike

▶ **TRACT INFORMATION:** 5.39 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Valgro Rd., a local street with 18' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** BP-1 (Business Park Type 1) / EC (Employment Center)

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

▶ **EXISTING LAND USE:** Outdoor airsoft facility

▶ **PROPOSED USE:** Outdoor and indoor airsoft facility (indoor in existing building at 8907 Valgro Rd.)

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of A zoning from the north and east

HISTORY OF ZONING REQUESTS: A sector plan amendment to BP-1 and rezoning to EC were approved in 2013 (3-A-13-SP/3-D-13-RZ), specifically to accommodate a metal recycling business.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Warehouse building / BP-1 / EC (Employment Center)

South: Vacant land / AG / A (Agricultural)

East: Vacant land / AG / A (Agricultural)

West: Warehouse buildings / LI / LI (Light Industrial)

NEIGHBORHOOD CONTEXT: This site is located within an area at the east end of Valgro Rd., developed with industrial businesses under LI, A and CB zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #1-H-17-SP, amending the South County Sector Plan to AG (Agricultural) and**

recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

The requested sector plan amendment is an extension of the designation from the south and east. The subject property was previously designated for AG prior to a rezoning and sector plan amendment in 2013.

► **RECOMMEND that County Commission APPROVE A (Agricultural) zoning.**

The requested Agricultural zoning is a logical extension of zoning from the south and west and it reverts the property back to its original zoning prior to 2013.

COMMENTS:

The subject property is currently being used as an airsoft recreational facility, which is not permitted under the current EC zoning. The Knox County Code Administration Dept. has determined that this specific use falls under the same guidelines as an outdoor paintball facility, which may be considered as a use on review in the A (Agricultural) zoning district. The applicant is seeking this rezoning in order to bring the existing use into conformance with zoning. If this rezoning request is approved, then the applicant will need to seek use on review approval by MPC for the current facility to be brought into conformance with the zoning.

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 Valgro Rd., but it has about 18' of pavement width and is currently providing access to a number of warehouses and light industrial businesses in the area. Utilities are available in the area, but may need to be extended to serve the site, if necessary. The proposed plan amendment to AG is a less intense land use designation than the current BP-1 (Business Park Type 1), so roads and utilities are not of concern with this proposal.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes BP-1 (Business Park Type 1) uses for the site, consistent with the current EC (Employment Center) zoning. The current sector plan proposes AG use for most of the surrounding land in the area, so this minor expansion is appropriate. The property was previously designated as AG prior to 2013.

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

The 2013 approval of BP-1 plan designation and EC zoning demonstrates that individual requests in this area to accommodate new uses are generally supported. It is understood that much of the surrounding businesses are not in conformance with the Agricultural zoning in the area.

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

A BP-1 plan designation and EC zoning was approved for the subject property in 2013. Approval of the requested plan amendment will reverse that change and take the land back to an agricultural land use designation.

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. Agricultural zoning is an extension of zoning from two sides and re-establish the previous zoning that was in place on the property prior to 2013.
2. Current access to the site is from Valgro Rd., which is classified as a local street. Valgro Rd. is currently used to provide access to a number of businesses in the area.
3. The proposed use as an airsoft outdoor recreational facility will require 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, layout, parking, landscape buffering, drainage 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. Considering the surrounding zoning pattern and land use pattern, the subject property is appropriate for A (Agricultural) zoning, as requested.

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 A zoning will allow the opportunity to seek MPC approvals in order to bring the current use of the property into conformance with zoning.
2. The proposed A zoning is less intense than the current EC zoning, so should have less impact on the surrounding area.
3. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site, if necessary.

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 of the South County Sector Plan map to AG, the requested A zoning is consistent with the sector plan.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Agricultural zoning is appropriate in the Rural Area.
3. The proposed rezoning is not in conflict with any adopted plans for the area.

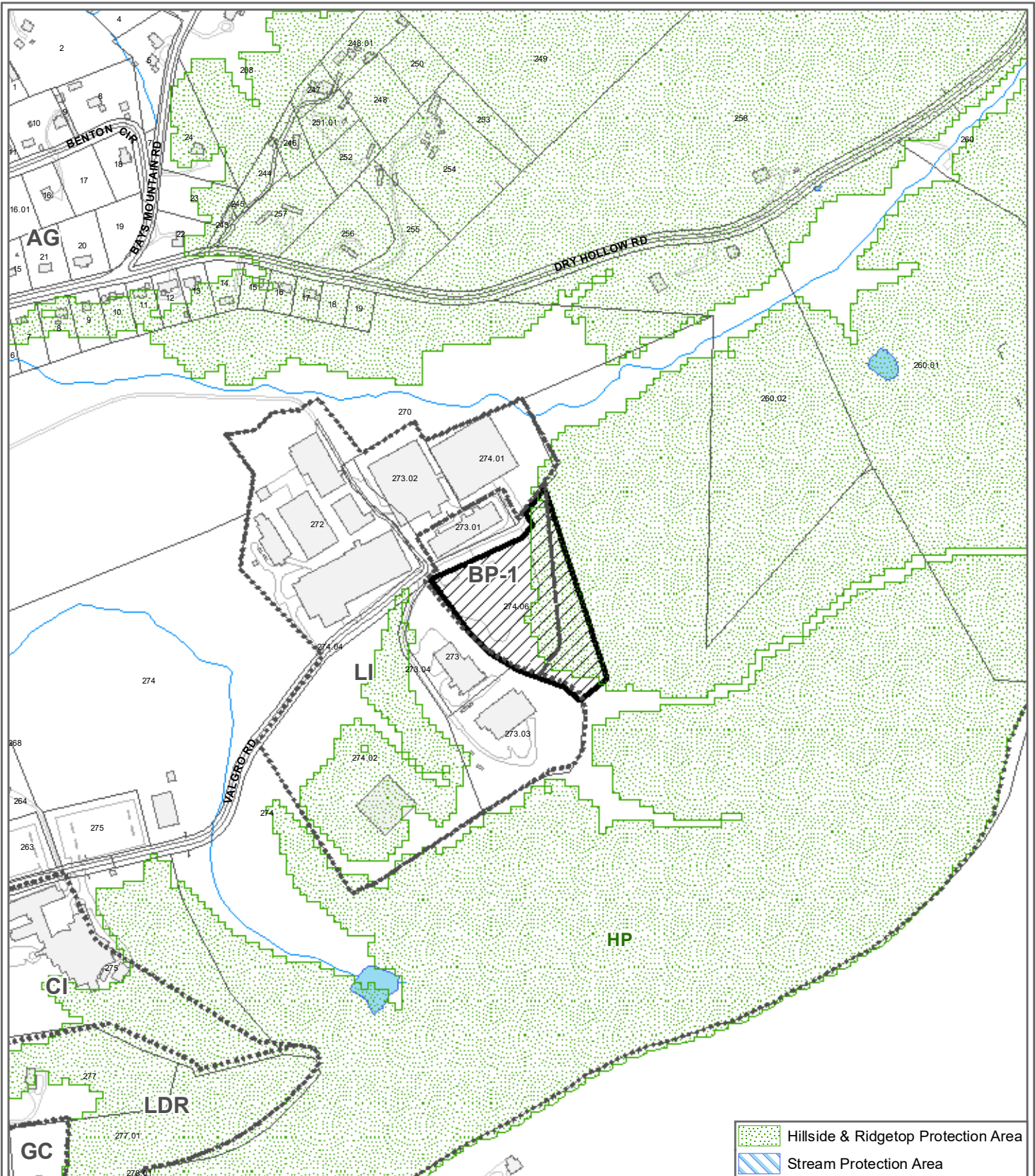
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

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 Knox County Commission for action on 2/27/2017. 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.



**1-H-17-SP
SOUTH COUNTY SECTOR PLAN AMENDMENT**

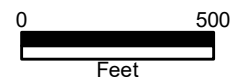
From: BP-1 (Business Park Type 1)
To: AG (Agricultural)

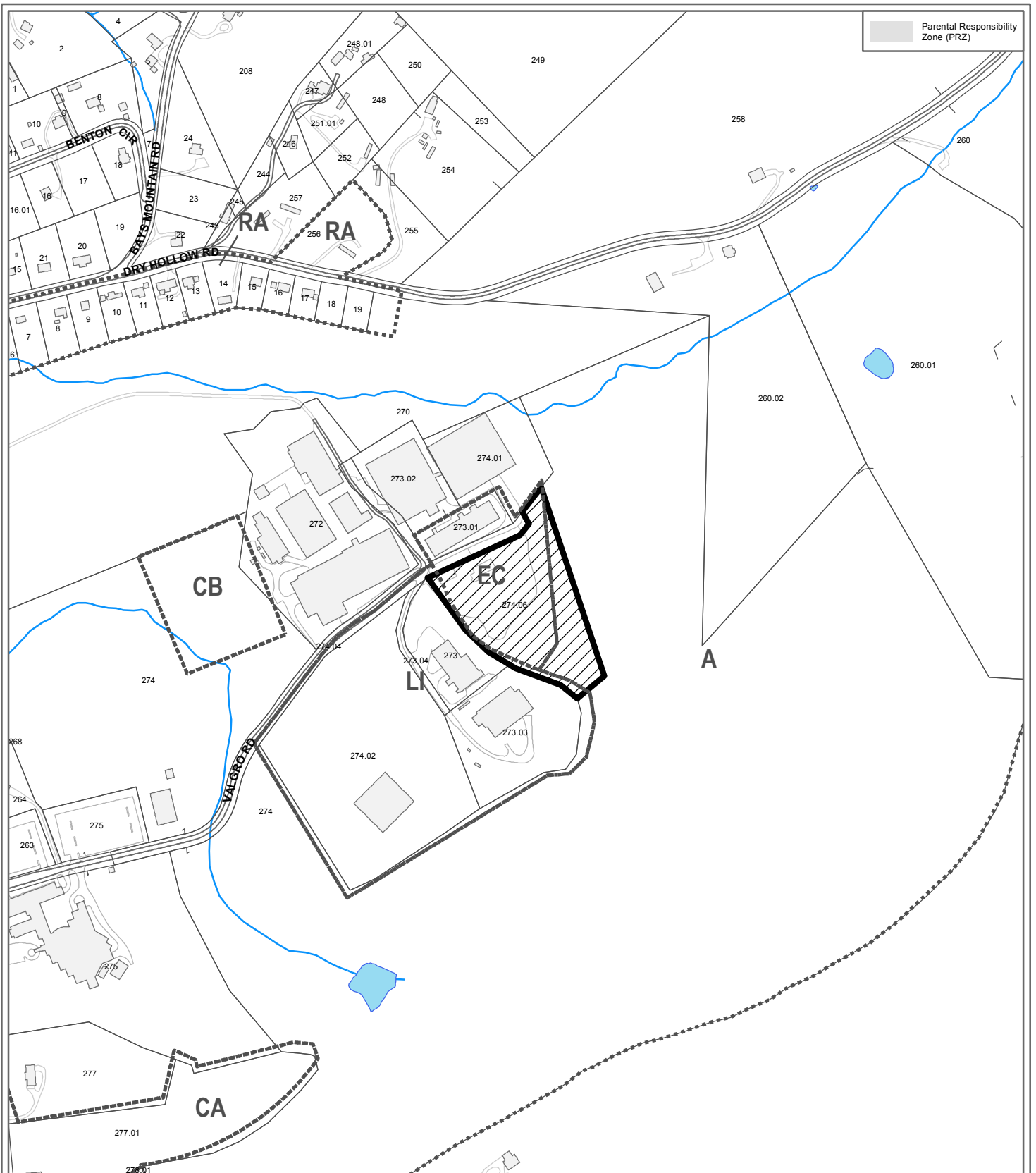


Petitioner: R2R Studio, LLC (Jessalyn Friske)

Map No: 138
Jurisdiction: County

Original Print Date: 1/5/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-K-17-RZ
REZONING**

From: EC (Employment Center)
To: A (Agricultural)



Petitioner: R2R Studio, LLC (Jessalyn Friske)

Map No: 138
Jurisdiction: County



Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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, R2R Studios, LLC (Jessalyn Friske), has submitted an application to amend the Sector Plan from Business Park Type 1 to Agricultural, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the South 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 January 12, 2017, 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 South County Sector Plan, with its accompanying staff report and map, file #1-H-17-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

REZONING

PLAN AMENDMENT

Name of Applicant: R2R studio, llc (Jessalyn Friske)

Date Filed: 11/28/2016

Meeting Date: January 12, 2017

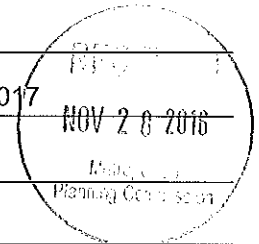
Application Accepted by: Mike Reynolds

Fee Amount: \$904.25

File Number: Rezoning 1-K-17-RZ

Fee Amount: \$800

File Number: Plan Amendment 1-H-17-SP



PROPERTY INFORMATION

Address: 8822 Valgro Road

General Location: Off Chapman Highway near the
Knox County south border

Parcel ID Number(s): 138 27406

Tract Size: 5.39 acres

Existing Land Use: None

Planning Sector: BP-1

Growth Policy Plan: Rural Area

Census Tract: 55.02

Traffic Zone: 167

Jurisdiction: City Council _____ District
 County Commission 9 District

Requested Change

REZONING

FROM: Employment Center (EC)

TO: Agricultural (A)

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: Business Park Type 1 (BP-1)

TO: Agricultural (AG)

PROPOSED USE OF PROPERTY

Outdoor & Indoor Airsoft Facility (indoor in existing
building @ 8907 Valgro Road)

Density Proposed _____ Units/Acre

Previous Rezoning Requests: A to EC

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Haissam Arabi

Company: Zoominvest, LLC

Address: 12712 Highwick Circle

City: Knoxville State: TN Zip: 37934

Telephone: 865.382.8444

Fax: _____

E-mail: haissamarabi@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Jessalyn Friske

Company: R2R studio, llc

Address: 2575 Willow Point Way, Suite 105

City: Knoxville State: TN Zip: 37931

Telephone: 865.769.8075

Fax: 865.769.8076

E-mail: jfriske@r2rstudio.com

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: Jessalyn Friske

PLEASE PRINT

Name: Jessalyn Friske

Company: R2R studio, llc

Address: 2575 Willow Point Way, Suite 105

City: Knoxville State: TN Zip: 37931

Telephone: 865.769.8075

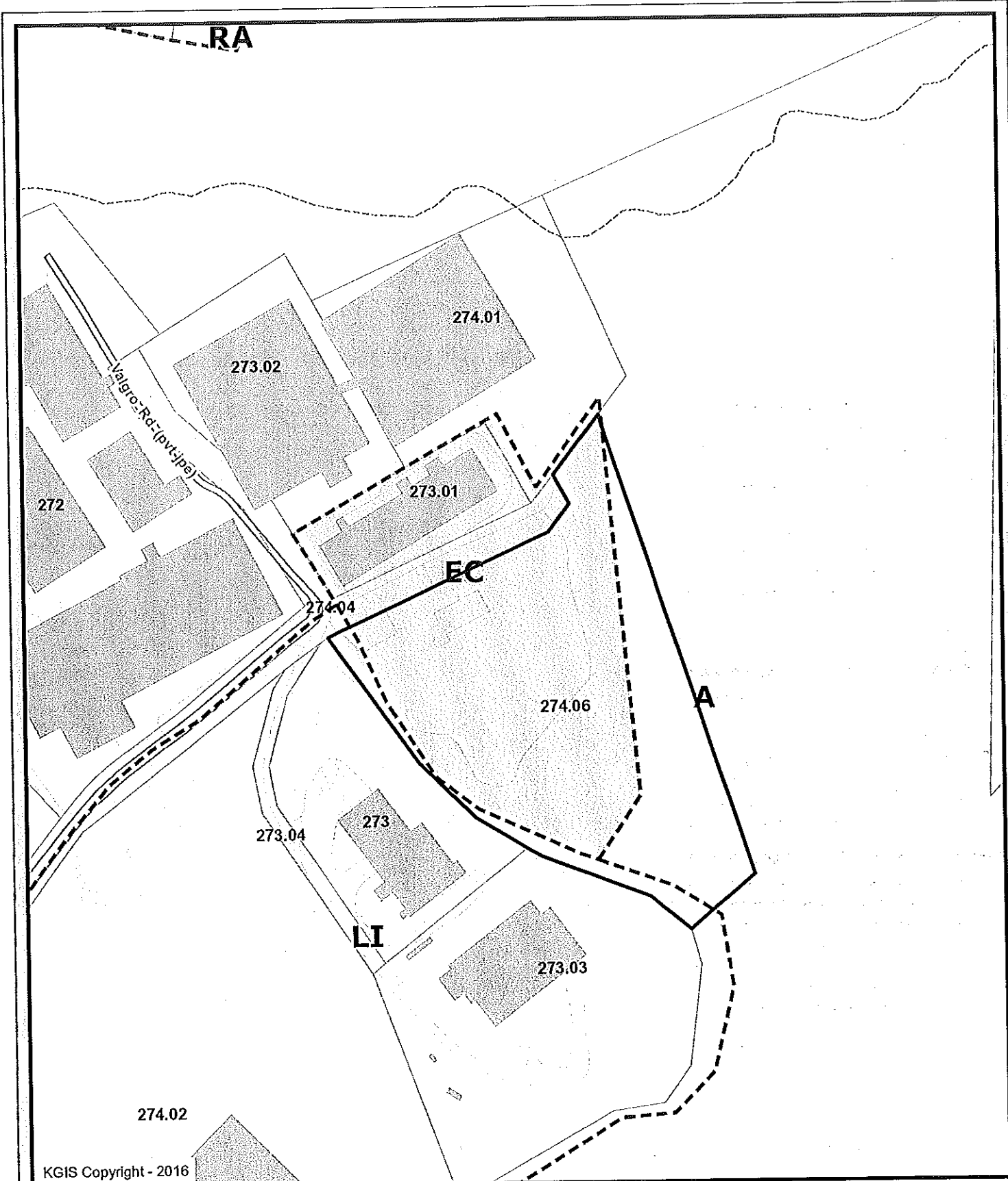
E-mail: jfriske@r2rstudio.com

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Haissam Arabi	12712 Highwick Circle,	Knoxville,	TN	37934	X	

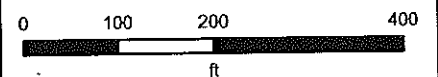


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Knoxville - Knox County - KUB Geographic Information System



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