

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

▶ **FILE #:** 7-A-17-SP

**AGENDA ITEM #:** 46

**AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** SYCAMORE SIGN SERVICE

OWNER(S): Sycamore Sign Service

TAX ID NUMBER: 96 010041

[View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 3307 Riverside Dr

▶ **LOCATION:** Northeast side Riverside Dr., southeast of Holston Hills Rd.

▶ **APPX. SIZE OF TRACT:** 1.88 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Riverside Dr., a local street with 26' of pavement within a right-of-way with varied widths.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT PLAN AND ZONING DESIGNATION:** CI (Civic Institutional) / A-1 (General Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Surface parking for adjacent business

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant land, railroad ROW / CB (Business and Manufacturing)

South: UT farm / A-1 (Agricultural)

East: Sign manufacturer / CB (Business and Manufacturing)

West: UT farm / A-1 (Agricultural)

NEIGHBORHOOD CONTEXT This location is near the end of Riverside Dr. has agricultural and commercial uses in the A-1, A and CB zones.

**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION #7-A-17-SP, amending the East City Sector Plan from CI (Civic Instructional) to GC (General Commercial), and recommend that Knoxville City Council approve the sector plan amendment. (See resolution, Exhibit A)**

The GC (General Commercial) sector plan designation is appropriate for this subject property because of its unique location between the railroad right-of-way, agricultural property owned and operated by the University of

Tennessee, and adjacent commercially zoned property in the County. GC (General Commercial) uses are consistent with the surrounding development 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 the area. No significant increase of traffic is anticipated by changing the zoning for the property to commercial because of its size and shape.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan currently recommends CI (Civic and Institutional) uses for the subject property. The University of Tennessee owned the property when the East City Sector Plan was last updated, which is why it was given the CI designation. Now that the property has been sold a private business, the land use classification should be changed to an appropriate designation.

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

There are no known changes to public policy that were unanticipated by the plan.

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

The adjacent business to the east, which is also owned by the applicant, is zoned CB in the County. GC (General Commercial) uses are consistent with the surrounding development and zoning pattern.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. 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.



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

▶ **FILE #:** 7-A-17-RZ  
7-A-17-PA

**AGENDA ITEM #:** 46  
**AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** SYCAMORE SIGN SERVICE  
**OWNER(S):** Sycamore Sign Service

**TAX ID NUMBER:** 96 01004 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 3307 Riverside Dr

▶ **LOCATION:** **Northeast side Riverside Dr., southeast of Holston Hills Rd.**

▶ **TRACT INFORMATION:** **1.88 acres.**

**SECTOR PLAN:** East City

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

**ACCESSIBILITY:** Access is via Riverside Dr., a local street with 26' of pavement within a right-of-way with varied widths.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Holston and French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** **CI (Civic Institutional) / A-1 (General Agricultural)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-3 (General Commercial)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Surface parking for adjacent business**

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:**

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING** North: Vacant land, railroad ROW / CB (Business and Manufacturing)

South: UT farm / A-1 (Agricultural)

East: Sign manufacturer, railroad ROW / CB (Business and Manufacturing)

West: UT farm / A-1 (Agricultural)

**NEIGHBORHOOD CONTEXT:** This location is near the end of Riverside Dr. has agricultural and commercial uses in the A-1, A and CB zones.

**STAFF RECOMMENDATION:**

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

The GC (General Commercial) One Year Plan designation is appropriate for this subject property because of its unique location between the railroad right-of-way, agricultural property owned and operated by the University of Tennessee, and adjacent commercially zoned property in the County. GC (General Commercial) uses are consistent with the surrounding development and zoning pattern.

► **RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.**

The requested zoning is consistent with surrounding development and zoning in the area. With the recommended approval of the corresponding plan amendments, the proposed zoning is consistent with the sector plan and One Year Plan proposals for the area.

**COMMENTS:**

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

A. AN ERROR IN THE PLAN - GC (General Commercial) One Year Plan designation allows appropriate commercial zoning within the City limits next to existing CB (Business and Manufacturing Zone) in the County. The C-3 (General Commercial) zone will allow the adjacent commercial business in the County to utilize this thin strip of land for purposes of operating their business which is not possible under the current A-1 (General Agricultural) 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 along this section of Riverside Dr. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There are no known changes to public policy that were unanticipated by the plan.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The subject property is a thin strip of land between the current and old Riverside Dr. right-of-ways, as well as being separated from the nearest residential area by a railroad right-of-way. The property is also adjacent to a large farm owned and operated by the University of Tennessee and private commercial businesses operated in the County. The current CI (Civic and Institutional) designation is meant for governmental and quasi-governmental entities, which the large UT owned property is; however, since the subject property is privately owned, the CI land use designation is not appropriate and should be changed. The applicant recently purchased the property from the University of Tennessee.

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. The subject property has been zoned A-1 (General Agricultural) for a significant amount of time and was recently purchased by the applicant from the University of Tennessee. When Riverside Dr. was realigned, this remnant piece of property has cut off from the rest of the University of Tennessee property but has retained the A-1.

The current owner would like to expand the use of their business onto this site but this requires commercial zoning. The business is located in the County and has CB zoning.

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

1. The legislative purpose, intent and application of the C-3 (General Commercial) district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands.

Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

2. C-3 zoning on this site is consistent with the intent and purpose of the C-3 zone district because the business is locating on vacant lands.

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. There are railroad tracks between the subject property and the residential uses to the north. Because of size and shape of the property, it does not have much potential for intense development and should not have an adverse effect on nearby properties or other parts of the County.
2. Public water and sanitary sewer utilities are available to serve 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. If the One Year Plan is amended to GC (General Commercial) as recommended, C-3 zoning is consistent with the plan.
2. If the East City Sector Plan is amended to GC (General Commercial) as recommended, C-3 zoning is consistent with the plan.
3. The site is located within the Urban Growth Boundary (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/15/2017 and 8/29/2017. 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.