



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

▶ **FILE #:** 7-B-17-RZ
7-B-17-SP

AGENDA ITEM #: 47
AGENDA DATE: 7/13/2017

▶ **APPLICANT:** DAVID HOBBS
OWNER(S): Ronald and Helen Haun

TAX ID NUMBER: 117 031 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 11333 Hardin Valley Rd

▶ **LOCATION:** North side Hardin Valley Rd., east of Steele Rd.

▶ **TRACT INFORMATION:** 3.1 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 3 lanes, including a center turning lane, within 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Retail and/or mixed use

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Hardin Valley Academy / CI / A (Agricultural)
 South: Hardin Valley Rd., vacant land / RR / A (Agricultural)
 East: Vacant Knox County school property / CI / A (Agricultural)
 West: Hardin Valley Academy entrance drive / CI / A (Agricultural)

NEIGHBORHOOD CONTEXT: The predominant land uses in this area are the Hardin Valley Schools. The closest developed commercial is the Food City center on the west side of Steele Rd., zoned CA. Other development in the area is agricultural or low density residential, zoned A or PR.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #7-B-17-SP, amending the Northwest County Sector Plan to NC (Neighborhood**

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

Neighborhood commercial (NC) uses will allow reasonable use of the property, which is suitable for non-residential uses. The NC designation will limit the zoning to the more appropriate CN zoning. There are several properties to the west that are already proposed for commercial uses and zoned CA. Those properties are more suitable for and meet the need for the less restrictive CA zoning in the area.

► **RECOMMEND that County Commission APPROVE CN (Neighborhood Commercial) zoning, consistent with the sector plan recommendation. (Applicant requested CA.)**

CN zoning is recommended instead of CA because there is significant, undeveloped CA land to the west available for development around the intersection of Steele Rd. The subject property is isolated from other commercial zoning and in close proximity to school facilities. The wide range of permitted uses and the lack of proper development standards in the CA zone make it inappropriate for CA zoning. CN zoning will allow reasonable development of the site with more appropriate uses and with better standards to lead to a quality, more aesthetically pleasing commercial development.

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:

Hardin Valley Rd. was recently improved to three lanes in this section. Utilities are available in the area. With development of the Hardin Valley Schools surrounding the subject property and the road improvements, this site is less desirable for residential uses, as currently proposed.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan calls for low density residential use for the site. However, this site is surrounded by the Hardin Valley Academy property in a high traffic area along Hardin Valley Rd., making it less desirable for residential uses and feasible for commercial development.

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

This location near the schools is appropriate for neighborhood commercial uses. The recommended CN zone is intended to allow lower impact neighborhood serving commercial uses.

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

With the improvements to Hardin Valley Rd. and the heavy impact of the surrounding schools, it is expected that there may be some pressure to rezone some properties to commercial. This location is appropriate for the establishment of a small neighborhood commercial node.

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 recommended CN zoning is appropriate to allow compatible commercial development of the site.
2. There is an adequate amount of CA zoned land to the west to accommodate those uses.
3. The CN zone provides more effective landscape screening, setbacks and other development standards to lead to a more aesthetically pleasing development located in front of Hardin Valley Academy.
4. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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

1. The recommended CN zoning district provides the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods. It is intended to provide for recurring shopping and personal service needs of nearby residential areas. Development should be

compatible with the character of the adjacent neighborhood. This zoning should generally be placed at street intersections that include either a collector or arterial street, as close to the edge of the neighborhood as possible. The range of permitted uses is limited to those that are generally patronized on a frequent basis by neighborhood residents. Development performance standards are provided to maximize compatibility between commercial uses and adjacent residential uses.

2. The subject property clearly fits the criteria spelled out in the above general description of the CN zone from the Knox County Zoning Ordinance.

3. The development criteria contained within the CN zone are essential to minimize the impacts to adjacent residential uses and lead to compatible development. Staff is not likely to support any BZA variances to these development standards for this site, especially to the landscaping, setback and signage standards, as they would undermine the compatibility with surrounding properties and dilute the effectiveness of the CN zone.

4. The requested CA zoning allows too wide a range of uses with inadequate development standards for this property.

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 proposal will have no impact on schools and the traffic impact will depend on the type of commercial uses that are established.

2. CN zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. Also, the CN zone requires substantial landscaping throughout the perimeter of the site and parking areas, requires sidewalks to connect with adjacent neighborhoods, permits only indirectly illuminated, monument signs and contains criteria to prevent site lighting spillover to adjacent properties.

3. Many uses allowed within the CN zone, such as restaurants, fueling stations (with or without convenience stores), child day care centers and any use which includes drive-through or drive-in facilities, requires use on review approval by MPC prior to construction. This will provide the opportunity for MPC and County Engineering staff to review the plan and address issues such as traffic circulation, layout, access, landscaping, drainage and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

4. Public water and sewer utilities are available to serve the site.

5. No other area of the County will be impacted by this rezoning request.

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. The Northwest County Sector Plan currently proposes low density residential uses for the site. With the recommended plan amendment to NC, CN zoning would be consistent with the sector plan. In order to consider CA zoning, the sector plan would need to be amended to GC (General Commercial).

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

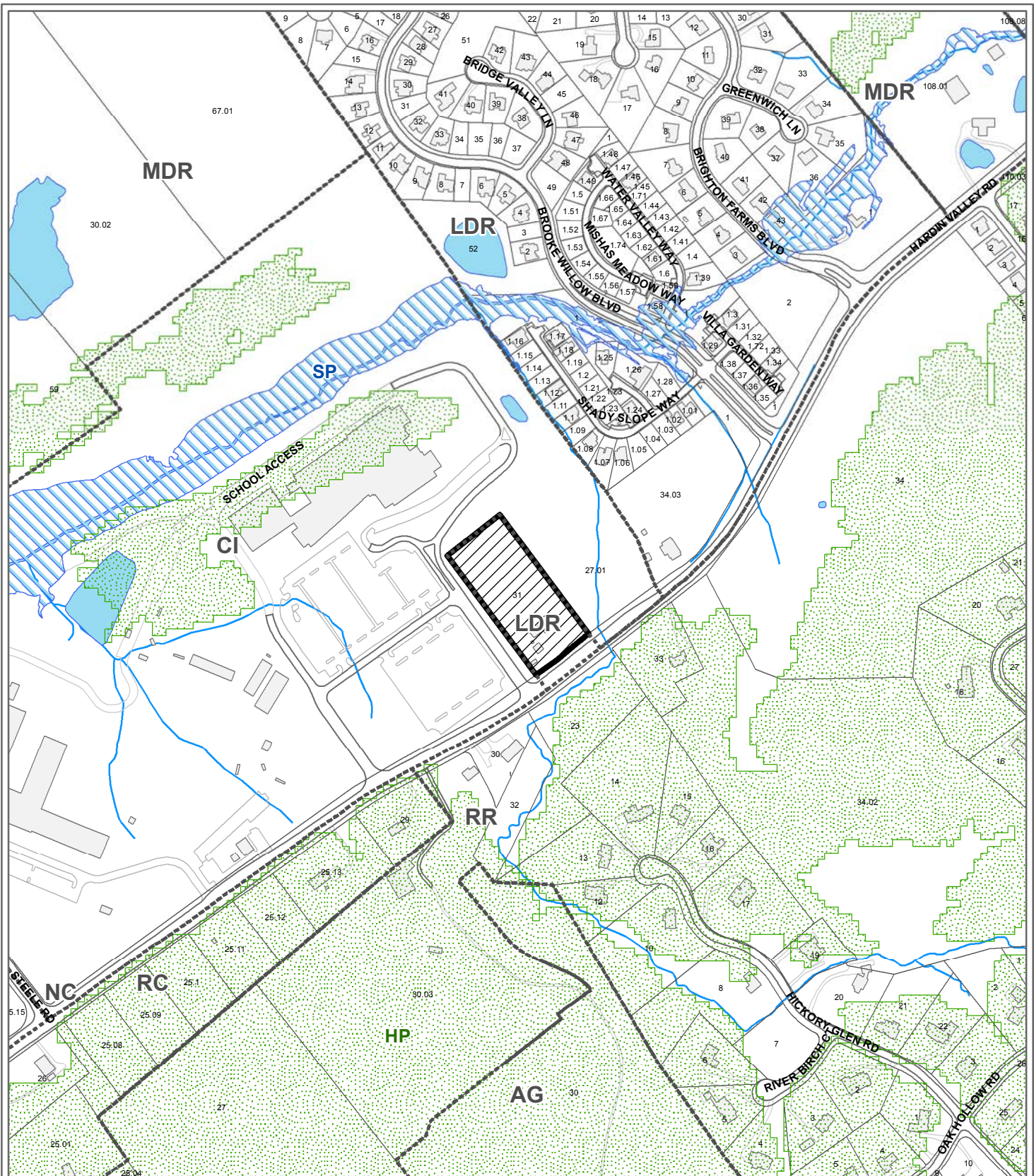
3. Approval of this request may lead to future requests for CA or CN zoning on surrounding properties zoned Agricultural. However, any future requests on adjacent properties would also require an amendment to the sector plan, as most surrounding property is designated for rural and low density residential uses.

4. The proposal 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 Knox County Commission for action on 8/28/2017. 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.



**7-B-17-SP / 7-B-17-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

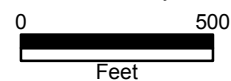
From: LDR (Low Density Residential)
To: GC (General Commercial)

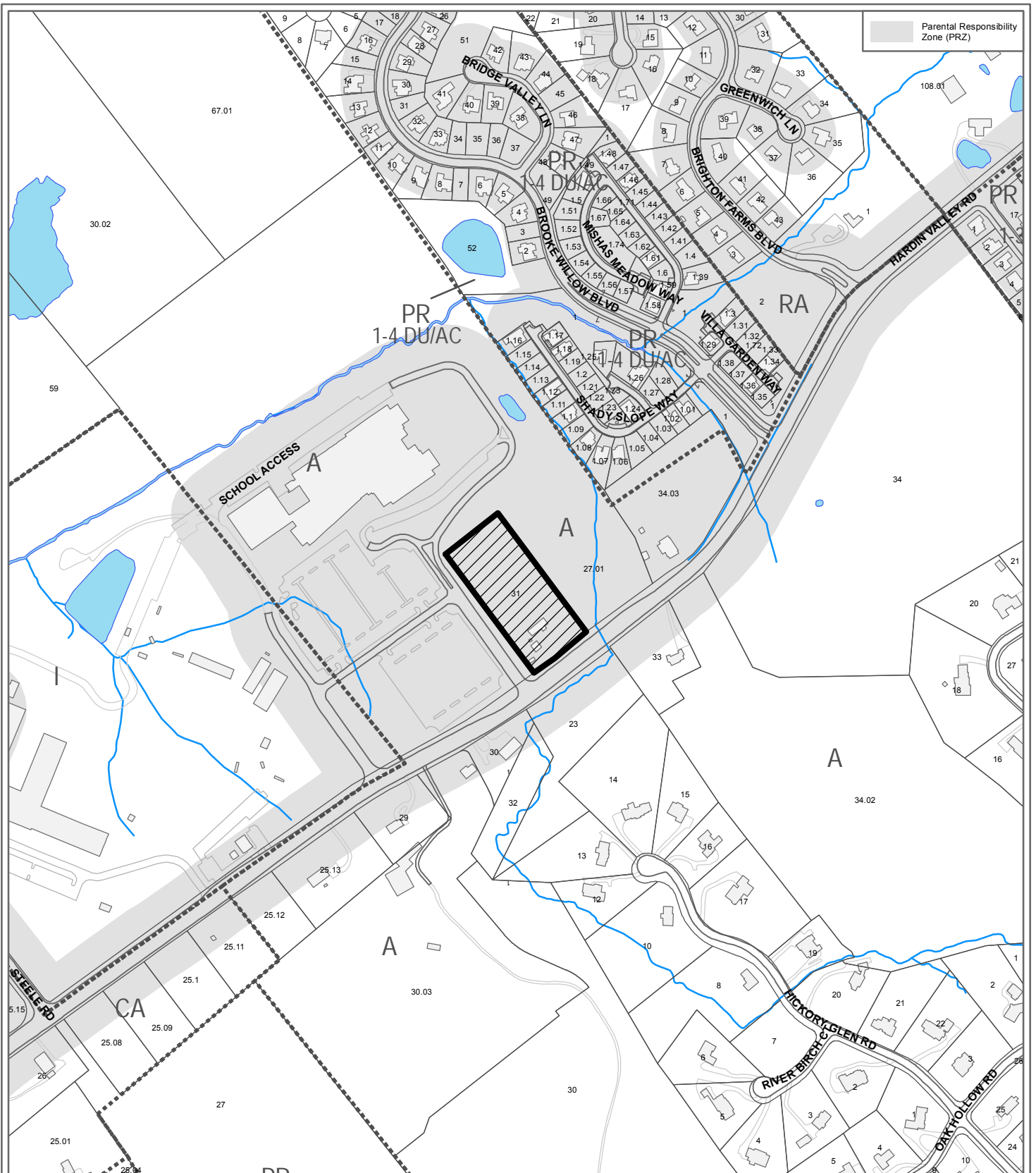


Original Print Date: 6/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Hobbs, David

Map No: 117
Jurisdiction: County





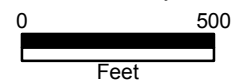
**7-B-17-RZ
REZONING**

From: A (Agricultural)
To: CA (General Business)



Petitioner: Hobbs, David

Map No: 117
Jurisdiction: County



Original Print Date: 6/14/2017 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, David Hobbs, has submitted an application to amend the Sector Plan from Low Density Residential to General 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 July 13, 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 Northwest County Sector Plan, with its accompanying staff report and map, file #7-B-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: David Hobbs Date Filed: 5/15/2017 Meeting Date: 7/13/2017 Application Accepted by: Mike Reynolds Fee Amount: \$1000.00 File Number: Rezoning 7-B-18-R2 Fee Amount: \$600.00 File Number: Plan Amendment 7-B-17-5P



PROPERTY INFORMATION Address: 11333 Hardin Valley Rd General Location: N/S Hardin Valley Rd Near HV rd & Steele Rd Parcel ID Number(s): 117 031 Tract Size: +/- 3 acres Existing Land Use: Residential Planning Sector: Northwest County Growth Policy Plan: Planned Growth Census Tract: 59.07 Traffic Zone: 227 Jurisdiction: County Commission 6 District

PROPERTY OWNER OPTION HOLDER PLEASE PRINT Name: Ronald + Helen Havn Company: N/A Address: 11333 Hardin Valley Rd City: Knoxville State: TN Zip: 37932 Telephone: 865-771-1907 E-mail:

APPLICATION CORRESPONDENCE All correspondence relating to this application should be sent to: PLEASE PRINT Name: David Hobbs Company: Address: 11707 Couch Mill Rd City: Knoxville State: TN Zip: 37932 Telephone: 210-825-7156 E-mail: david.hobbs.1971@gmail.com

Requested Change REZONING FROM: Ag - A TO: Commercial - CA PLAN AMENDMENT One Year Plan NW Lo Sector Plan FROM: LDR 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: [Signature] PLEASE PRINT Name: David Hobbs Company: Address: above City: State: Zip: Telephone: E-mail:

PROPOSED USE OF PROPERTY Retail and or mixed use (see site plan) Density Proposed Units/Acre Previous Rezoning Requests: none

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
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Ronald & Helen Havn	11333 HV Rd	Knox, TN		37932	yes	
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(current owner, we are under contract contingent on rezoning)						
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David Hobbs	11707 Couch Mill Rd	Knox, TN		37932		Buyer
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