

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

►	FILE #:	5-A-17-RZ					AGENDA IT	「EM #:	39
		5-A-17-SP					AGENDA D	ATE:	5/11/2017
۲	APPLICANT:		MADDOX PROPERTY MANAGEMENT & SALES. INC. STEVEN K. MADDOX						
	OWNER(S):	Steve N	/laddox					
	TAX ID N	UMBER:	79 033	301 & 0330	2			View ma	ap on KGIS
	JURISDIC	CTION:	Commi	ssion Distri	ict 6				
	STREET	ADDRESS:	6717 O	ak Ridge H	łwy				
►	LOCATIO	DN:	South	side Oak F	Ridge Hwy., w	est side Scl	haad Rd.		
►		NFORMATION:	21.98 acres.						
	SECTOR	PLAN:	Northwe	est County					
	GROWTH	H POLICY PLAN:	Urban (Growth Are	a (Outside Cit	y Limits)			
	ACCESSIBILITY:		Access is via Oak Ridge Hwy., a major arterial street with 33' of pavement width within 115' of right-of-way, or Schaad Rd., a minor arterial street with 4 lanes and a center median within 115' of right-of-way.						
	UTILITIES	S:	Water S	Source: I	Knoxville Utiliti	es Board			
			Sewer S	Source: I	Knoxville Utiliti	es Board			
	WATERS	HED:	Grassy	Creek					
►	PRESEN [®] DESIGN	T PLAN NATION/ZONING:	MU-SD	(Mixed Us	se Special Dis	strict) (NW-C	Co-10) / A (A	gricultu	ral)
►	PROPOS DESIGN	ED PLAN NATION/ZONING:	GC (Ge	eneral Con	nmercial) / CA	(General B	usiness)		
►	EXISTING LAND USE:		Residences and vacant land						
►	PROPOSED USE:		General commercial, retail, restaurants						
		on of plan Nation/Zoning:	No						
	HISTORY REQUE	of Zoning STS:	None n	oted					
		NDING LAND USE, ESIGNATION,	North:		e Hwy., vacan General Busin		SD (NWCo-1	0) / A (A	gricultural)
	ZONING	6	South:	Houses a	ind vacant land	d / LDR / A (/	Agricultural)		
			East:	Business (Agricultu	es and houses Iral)	3 / LDR / CA	(General Bu	isiness)	and A
			West:	Vacant la	nd / MU-SD (N	NWCo-10) / (CA (General	Busines	s)
	NEIGHBORHOOD CONTEXT:		This area around this intersection has remained relatively undeveloped. To the north, along Schaad Rd. are a mix of uses, including commercial, low and medium density residential, and a public golf course. To the southwest, along Schaad Rd., are primarily residential uses, zoned A.						

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STAFF RECOMMENDATION:

ADOPT RESOLUTION # 5-A-17-SP, amending the NW Co. SP to GC (General Commercial) for the area depicted on the attached 'MPC Staff Recommendation' map and recommend that County Commission also adopt the SP amendment. (See attached resolution, Exhibit A.)

The property is appropriate for commercial development, as long as it's developed based on an approved use on review development plan by MPC, The recommended conditions on the rezoning request will require the review and approval of a development plan by MPC prior to issuance of building permits. The site is located along Oak Ridge Hwy., at the interchange with the recently improved Schaad Rd., where a node of commercial development is appropriate.

RECOMMEND that County Commission APPROVE CA (General Business) zoning for the area depicted on the attached 'MPC Staff Recommendation' map, subject to 4 conditions.

1. No clearing or grading of the site may be permitted until after the approval of a use on review development plan by MPC.

2. Site development plan shall include site plan depicting building elevations, parking and access points, as well as a detailed landscape plan showing street trees, parking lot landscaping, and buffering from adjacent properties.

3. As a minimum, a Type "A" landscape screen shall be required whereever the site is adjacent to residential or agricultural zoning. This would include the southwest property lines of parcels 33.01 and 33.02 and the southeast property line of parcel 33.02 adjacent to Ball Camp Pike and adjacent to Schaad Rd., south of Ball Camp Pike.

4. No access to Ball Camp Pike will be permitted.

With the above recommended conditions, commercial development of the site is appropriate under CA zoning. PC zoning would also be appropriate, without any conditions. The small portion of the parcel 33.02 southeast of Schaad Rd., south of Ball Camp Pike is not recommended to be rezoned. Ball Camp Pike is an appropriate stopping point for commercial development heading south on Schaad Rd. Rezoning this area CA would set a precedent that would likely lead to future requests on the adjacent properties to the south, which should be maintained as residential or possibly office. Commercial development along Schaad Rd. needs to be strategically located only at identified commercial nodes, generally at intersections of collector and/or arterial streets.

Commercial use of the subject property, if limited to PC zoning with the condition, is appropriate for this site. The site is located along a major arterial street and is just north of other commercially developed land. PC is recommended rather than CA so that MPC can review a development plan and address issues such as access and buffering to adjacent residential uses. The condition is included because the site is heavily wooded and staff would like the opportunity to recommend the preservation of some vegetation, as deemed appropriate for buffering and other aesthetic purposes. CA zoning would allow a wide range of uses with no public review of a 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:

Schaad Rd., primarily south of Oak Ridge Hwy., has been improved within the last ten years. This improvement included a major overhaul of the intersection with Oak Ridge Hwy., making this intersection more suitable for establishment of a commercial node.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now designates this site as a MU-SD (NWCo-10) mixed use special district, but the list of acceptable uses and zoning districts does not include CA zoning. There is no error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering the recent road and intersection improvements, and the property's frontage on a major arterial street at the interchange with a minor arterial street.

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

Oak Ridge Hwy. is spotted all over with commercial zoning, a lot of which would not be recommended for approval if requested today. So, past policy has tended toward allowing commercial development along Oak Ridge Hwy. This particular location is more appropriate for commercial development than most of the commercially-zoned areas along Oak Ridge Hwy, because of its location at the intersection with another arterial street.

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

A trend of commercial development has been established all along Oak Ridge Hwy. This proposal continues that trend.

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 is located at the intersection of Oak Ridge Hwy. and Schaad Rd., both classified as arterial streets, so it is appropriate for development of a commercial node.

2. The street system is sufficient to handle the additional traffic that will be generated with commercial development of this site. However, commercial zoning along Schaad Rd. to the south must be restricted only to areas proposed for commercial on the sector plan. Care should be taken to not allow continuous strip commercial development to extend south along Schaad Rd. This is the primary reason a portion of the site is recommended not be rezoned.

3. With the recommended approval of the associated plan amendment (5-A-17-SP), this rezoning proposal is consistent with the Northwest County Sector Plan.

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

1. Based on the property's location jat the intersection of two arterial streets, the proposed rezoning is appropriate for the establishment of a commercial node.

2. The recommended CA zoning, with the required use on review, will allow the property to be developed with commercial uses, while giving the opportunity for MPC and public review of a specific site plan prior to development. The applicant will need to pursue use on review approval of a plan by MPC before proceeding with development.

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. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.

2. Establishment of CA zoning, with the recommended conditions, at this location should have a minimal impact on surrounding properties. It will also provide an area for commercial services closer and more convenient to existing residential developments in the area.

3. The site has access to Oak Ridge Hwy. and Schaad Rd., both arterial streets with sufficient capacity to handle additional traffic that would be generated by commercial use of this site. Under the recommended CA zoning, MPC and Knox County Engineering Staff would have the opportunity to review the access to the site with the objective of minimizing traffic conflicts and maximizing safety. A traffic impact study may also be required to be submitted with the use on review plan, if deemed necessary by MPC and Engineering staff, based on the size and type of development proposed.

4. This proposed amendment of the zoning map will not adversely affect any other part of the County.

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 Northwest County Sector Plan to GC (General Commercial), the recommended CA zoning is acceptable.

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

3. The CA zoning, as recommended with conditions, does not present any apparent conflicts with any other adopted plans.

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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.

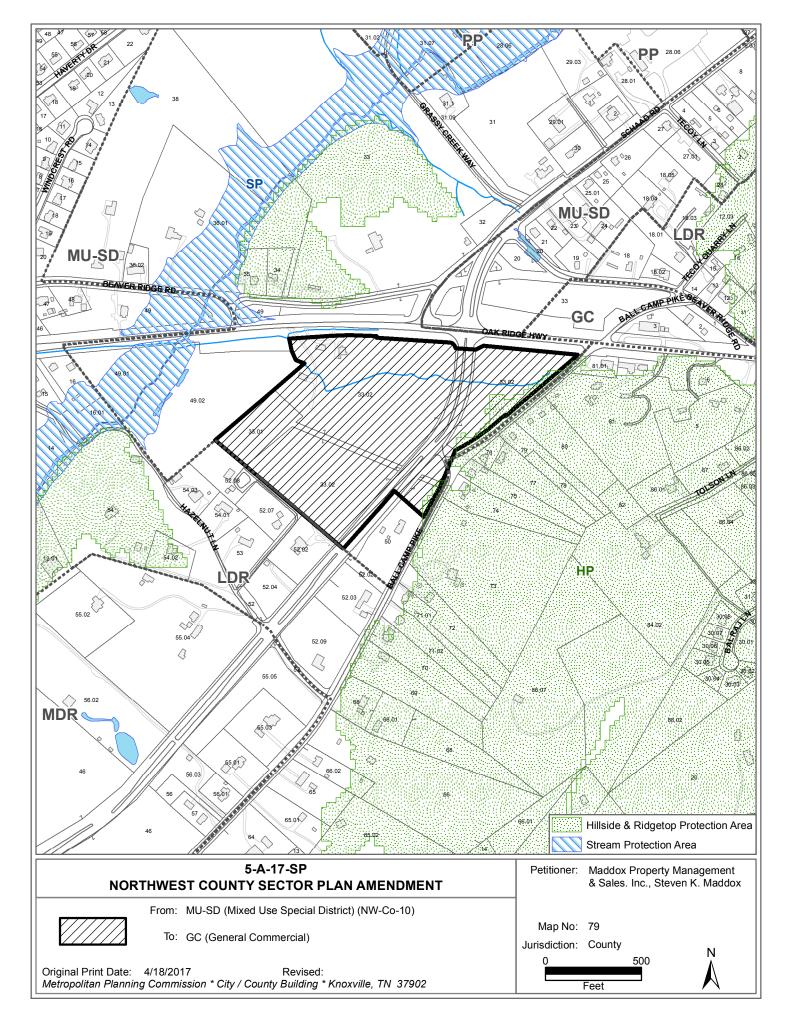
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

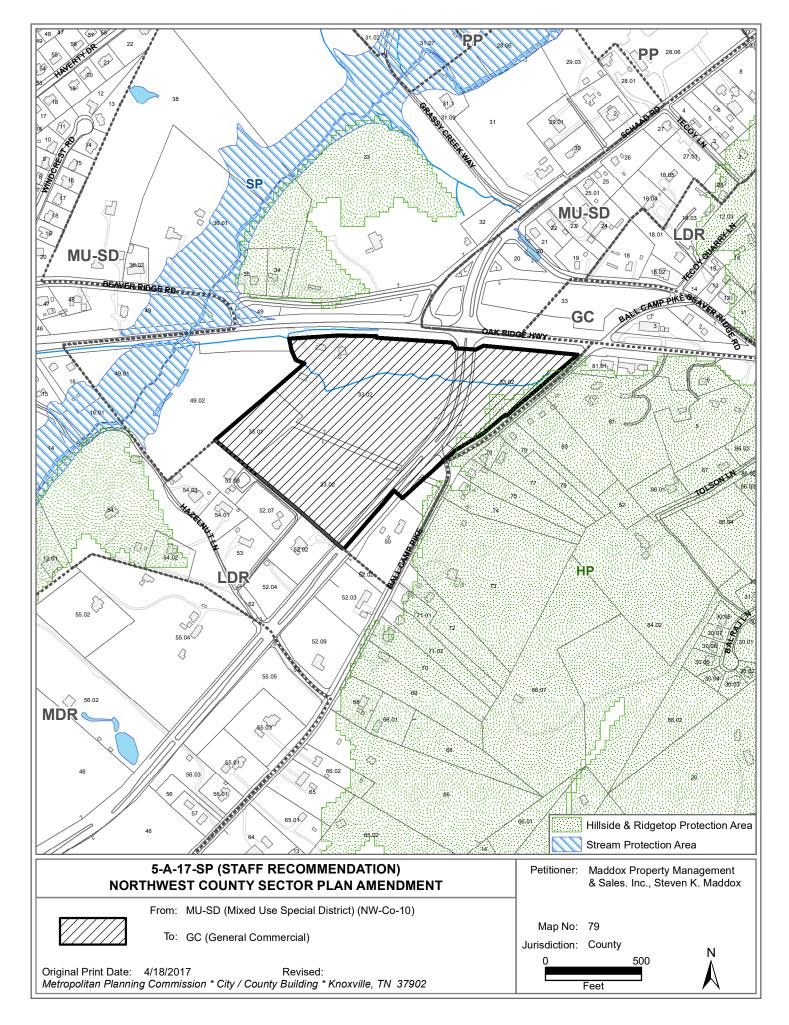
ESTIMATED TRAFFIC IMPACT: Not required.

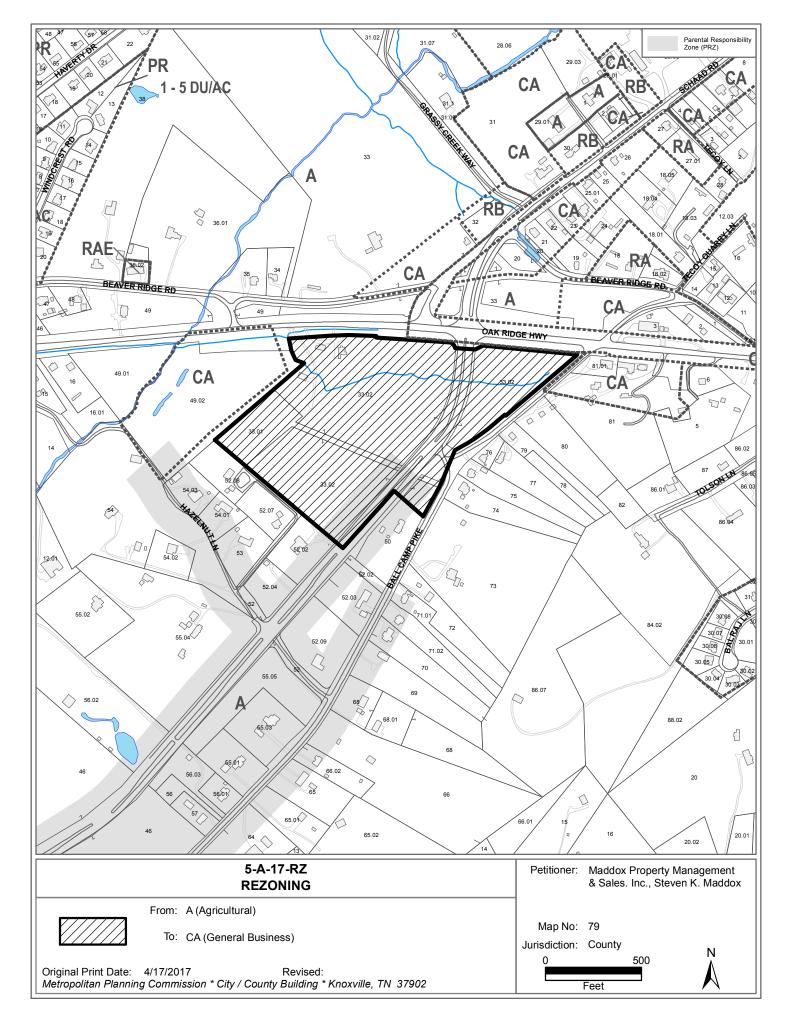
ESTIMATED STUDENT YIELD: Not applicable.

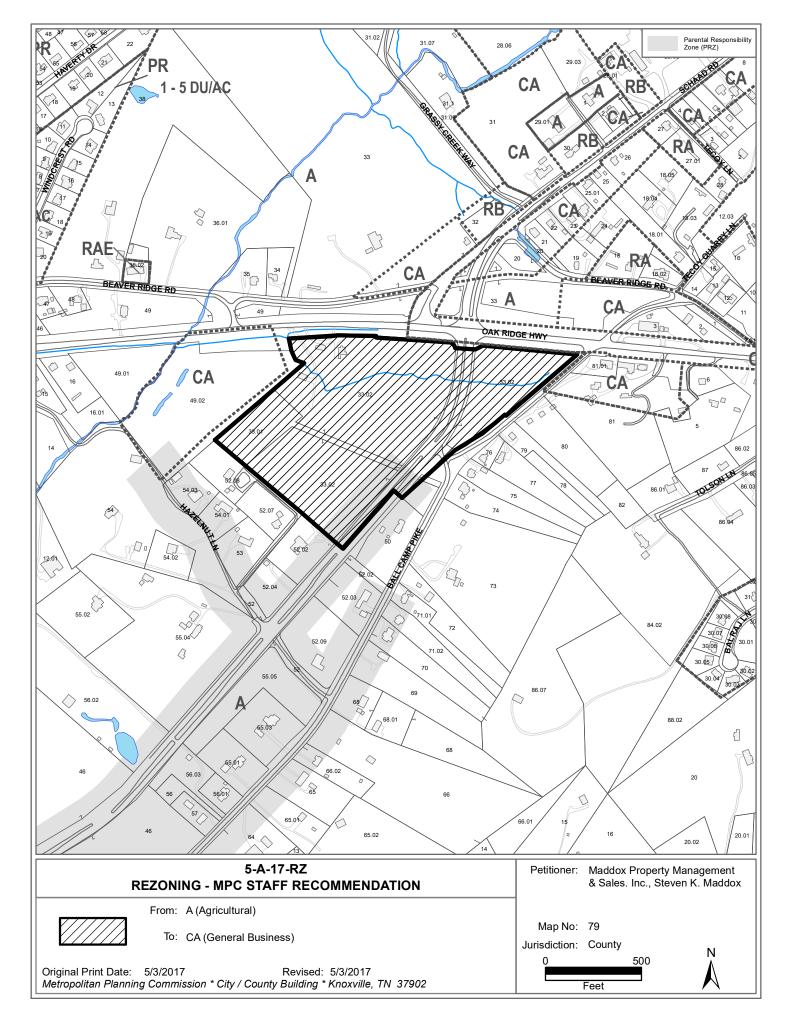
If approved, this item will be forwarded to Knox County Commission for action on 6/26/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

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GUIDELINES LANDSCAPE SCREENING

Type "A" Screen: Dense

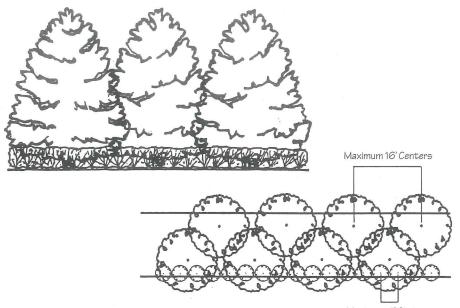
APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT Installed: 8 ft. Vature: 40 ft.

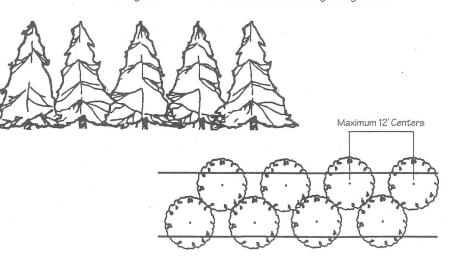
SHRUB HEIGHT Installed: 4 ft. Mature: 6 ft.



Maximum 4' Centers

Two offset rows of evergreen trees with branches touching the ground

IREE HEIGHT nstalled: 8 ft. Jature: 30 ft.



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information: MPC

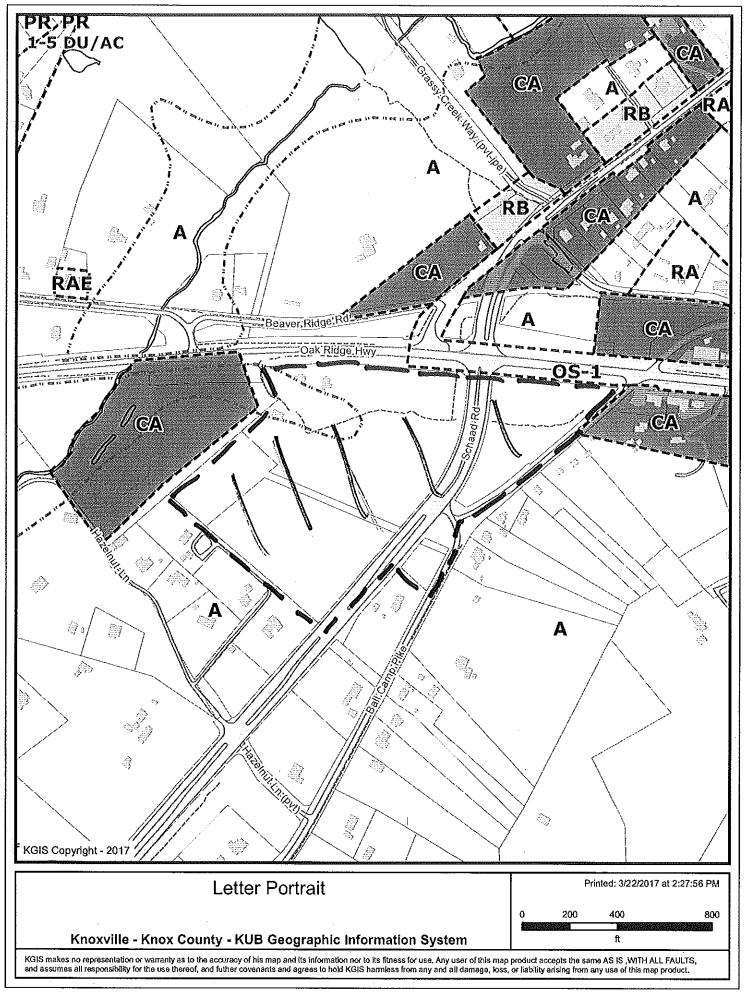
Development Services Suite 403 City County Building 400 Main Street Knoxville, TN 37902 Phone: 865 215-2500 Fax: 865 215-2068 Web: www.knoxmpc.org

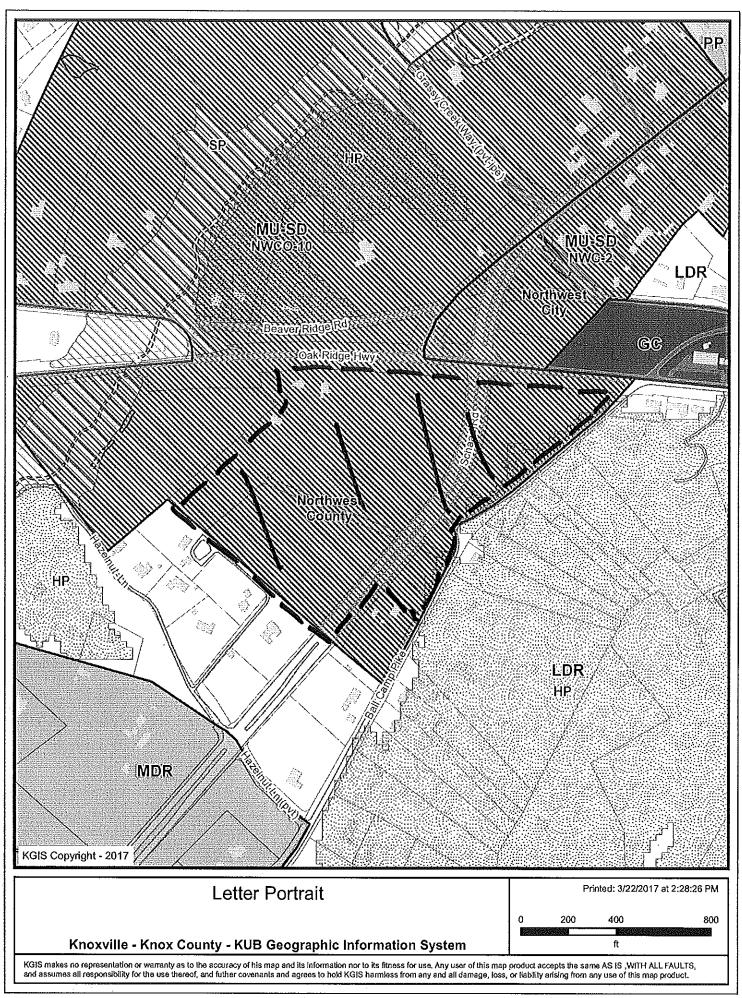
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

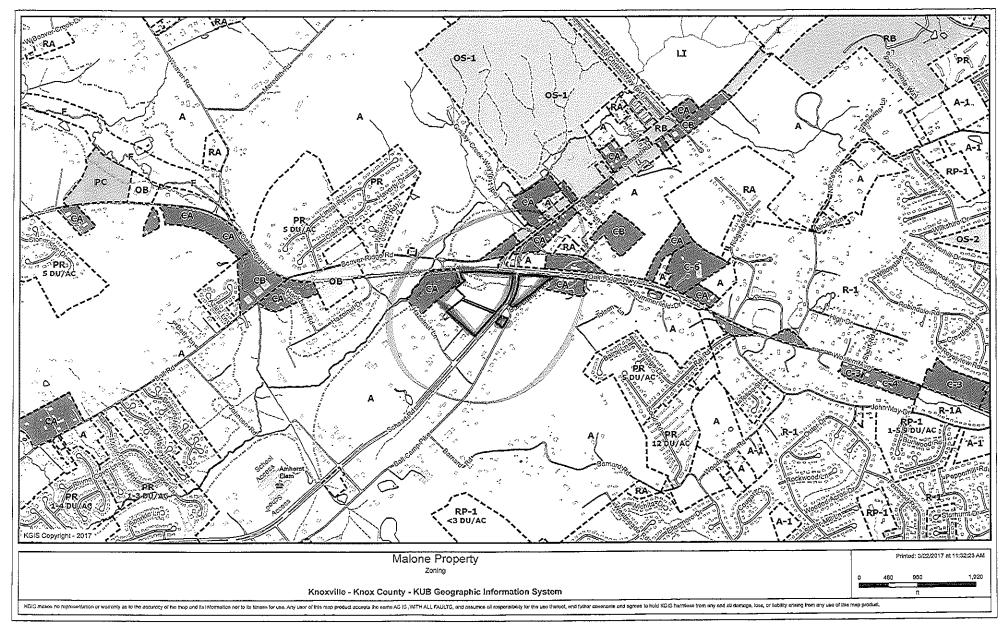
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KHOXVDELSKHOXCOURTY **D**PLAN AMENDMEN Name of Applicant: Steven K. Maddox, Maddox Prop. 1/19 ROPOLITAN 22-2017 PLANNING Meeting Date: __/ Date Filed: Jan COMMISSION E, N N E S S E E RECEIVEL Application Accepted by: ____ pomas Suite 403 · City County Building MAR 2 2 2017 400 Main Street Fee Amount: <u>43,1980</u>File Number: Rezoning _5 Knoxville, Tennessee 37902 865 • 215 • 2500 Metropolitan FAX • 215 • 206 8 Planning Commission Fee Amount: <u>800.00</u> File Number: Plan Amendment <u>5</u> www+knoxmpc+org 3998.00 PROPERTY OWNER DOPTION HOLDER **PROPERTY INFORMATION** Kidle Address: 6717 Dak PLEASE PRINT Name: Steven Mal General Location: South side ÉMPS TAC. west θT Company: Mad Hwn , Past and Schad Address: 101 DALTON PLACEL 03301 +03307 Parcel ID Number(s): 079 _ Zip: <u>3</u>7 City: KNOXVIII 'e State:/ Telephone: 865.522-9 X 101 10 98 Tract Size: 21 Acnes Existing Land Use: Vacant Fax: 865-971-+ residences and Planning Sector: <u>Northwest</u> E-mail: SMgddox @Mgdddx compAny.com Growth Growth Policy Plan: Urban **APPLICATION CORRESPONDENCE** Census Tract: 46.0 All correspondence relating to this application should be sent to: 212 Traffic Zone:____ PLEASE PRINT Jurisdiction: City Council -District Steven K. Name: County Commission _ District 6 Ma*do*ox (Company: 70 DANES **Requested Change** Ar< WA Address: _/O REZONING . Zip: 37 City: KNO State: /N FROM: 910 xIDI Telephone: 36 CA 865 TO:____ Fax: OXCOM DANV, COM E-mail: <u>Smadd</u> DX @ Mad PLAN AMENDMENT One Year Plan M. Northwest Sector Plan APPLICATION AUTHORIZATION I hereby certify that I am the authorized applicant, representing NW (0 -10 MU-SD FROM: __ ALL property owners involved in/his request or holders of option on same, whose signatures are included on the back of this form. TO: _ Signature: PLEASE PRINT PROPOSED USE OF PROPERTY HUEN K. Name: ... nerd wm sales Tuc Company: <u>//</u> 00 LTON Address: 101 City: KNOXU **Density Proposed** Units/Acre State: 1 ء :di Previous Rezoning Requests: ____ Telephone: ______ OMPANIA E-mail: SMaddox @Madd

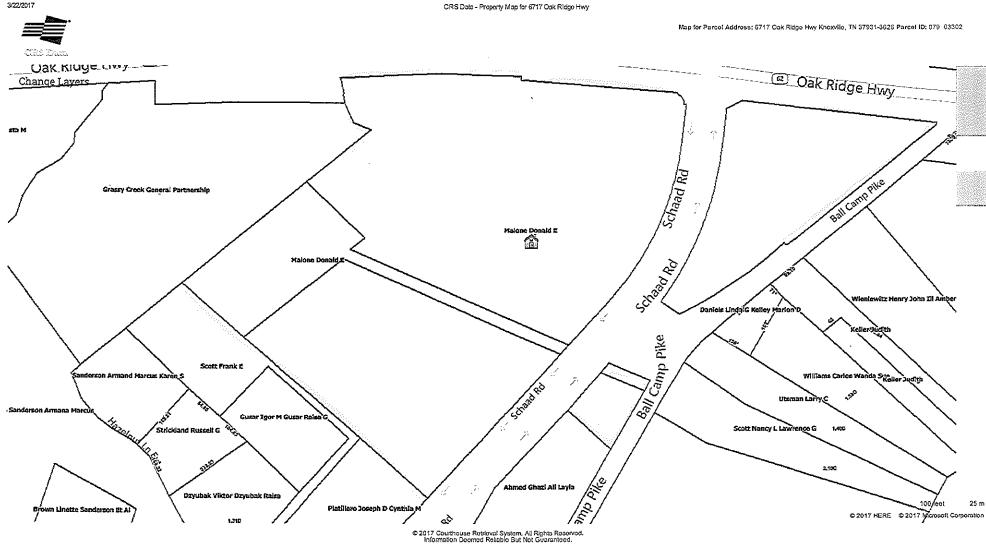
NAMES OF ALL PROPERTY OWN	ERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED) BELOW:				
Please Print or Type in Black Ink: (If more space is required attach additional sheet.)						
Name	Address • City • State • Zip Owner	Option				
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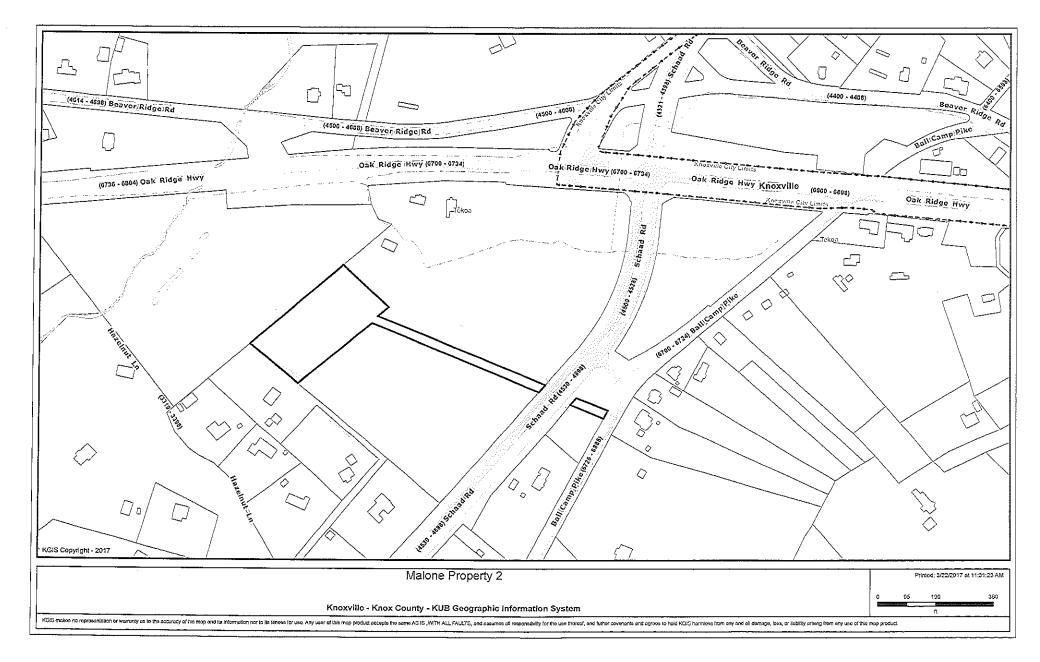
MPC May 11, 2017



CRS Data - Property Map for 6717 Oak Ridge Hwy

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