

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

▶ **FILE #:** 9-I-17-RZ
 9-A-17-SP

AGENDA ITEM #: 49
AGENDA DATE: 9/14/2017

▶ **APPLICANT:** HONEY BADGER PROPERTIES
 OWNER(S): Jarrett Benson

TAX ID NUMBER: 138 H A PART OF 014 PART ZONED A ONLY [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8234 Chapman Hwy

▶ **LOCATION:** Northeast side Chapman Hwy., northeast side E. Circle Dr.

▶ **TRACT INFORMATION:** 0.8 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with 4 lanes and 50' of pavement width within 115' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Hinds Creek

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

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

▶ **EXISTING LAND USE:** Parking

▶ **PROPOSED USE:** Expansion of existing self-storage facility

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC designation and CA zoning from the south

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Vacant land / LDR / A (Agricultural)

South: Self-storage facility / GC / CA (General Business)

East: Residence / GC, LDR / CA (General Business) and A (Agricultural)

West: Residence / GC, LDR / CA (General Business) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with businesses along Chapman Hwy., zoned CA. To the rear of the businesses are residential and agricultural uses, zoned A.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #9-A-17-SP, amending the South County Sector Plan to GC (General Commercial) and recommend the Knox County Commission also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)**

General commercial uses are appropriate to be extended to the north to accommodate expansion of the existing self-storage facility to the south. It is a logical expansion of the GC designation to include the entire subject parcel.

► **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

The zoning recommendation is consistent with the recommended extension of the GC plan designation to the north. The GC plan designation is recommended for the entire parcel under the same ownership, most of which is already zoned CA. CA is a logical extension of commercial zoning from the south. Commercial uses for this site will be compatible with the surrounding land uses and zoning pattern. The recommended CA zoning will permit either the proposed expansion of the existing self-service storage facility to the south.

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 this area. However, utilities are in place and Chapman Hwy. is a major arterial street that is adequate to handle traffic that will be generated by commercial development of this site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan now proposes low density residential uses for the site. The commercial designation does not include the entire subject property. There is not necessarily an error or omission in the plan, but consideration of commercial uses on this site are appropriate, considering that it is a logical, minor expansion of commercial to cover the entire parcel, and considering the property's frontage on a major arterial street. The requested area is composed of about 0.8 acres of the entire 3.29 acre site.

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

With previous approvals of commercial zoning and development in the surrounding area, a pattern has been established to allow commercial development in the area.

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

A trend of commercial development has been established all around the site. 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. CA is a logical extension of commercial zoning from the south and will allow compatible uses to the surrounding development pattern.
2. The majority of the subject parcel owned by the applicant is already zoned CA. The applicant is requesting CA zoning for consistency with surrounding parcels the remaining site area, already zoned CA. CA zoning will allow the proposed expansion of the self-service storage onto the subject property.
3. The site is adjacent to commercially zoned parcels in the vicinity of the site, zoned CA. The proposal is an extension of that appropriate zoning pattern on a property that has frontage on a major arterial street.

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

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, this property is appropriate to be rezoned to CA, 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. CA zoning is appropriate for this site and will not adversely affect any adjacent properties or other parts of the County.
2. The extension of CA zoning to this site is appropriate in this existing commercial area.
3. CA zoning will allow either the proposed self-service storage facility expansion or other commercial development.

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 plan amendment to the general commercial land use classification, CA zoning would be consistent with the South County Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Staff has not identified any conflicts with other adopted plans.

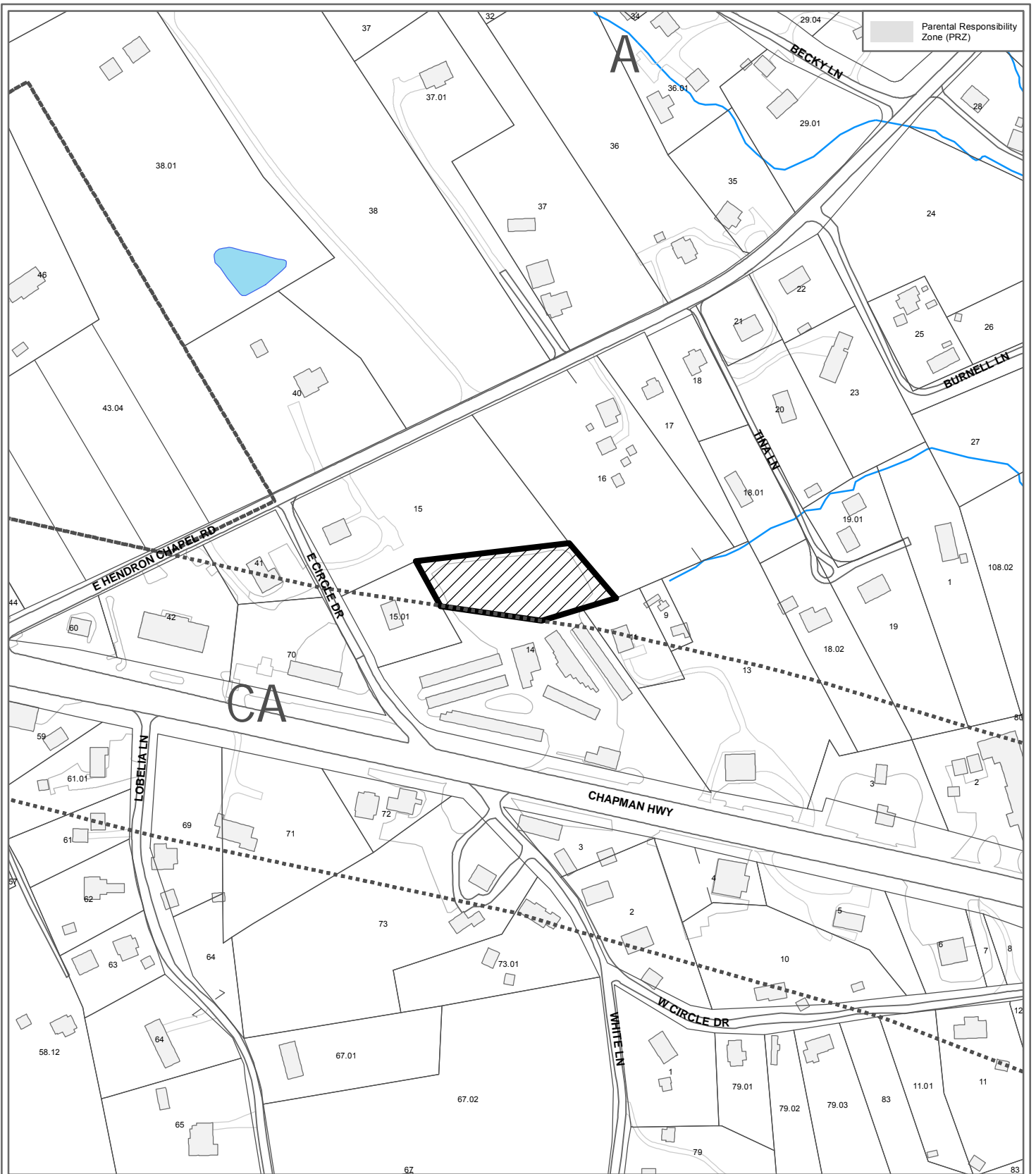
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

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 10/23/2017. 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.



**9-I-17-RZ
REZONING**

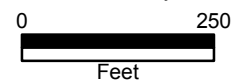
From: A (Agricultural)
To: CA (General Business)



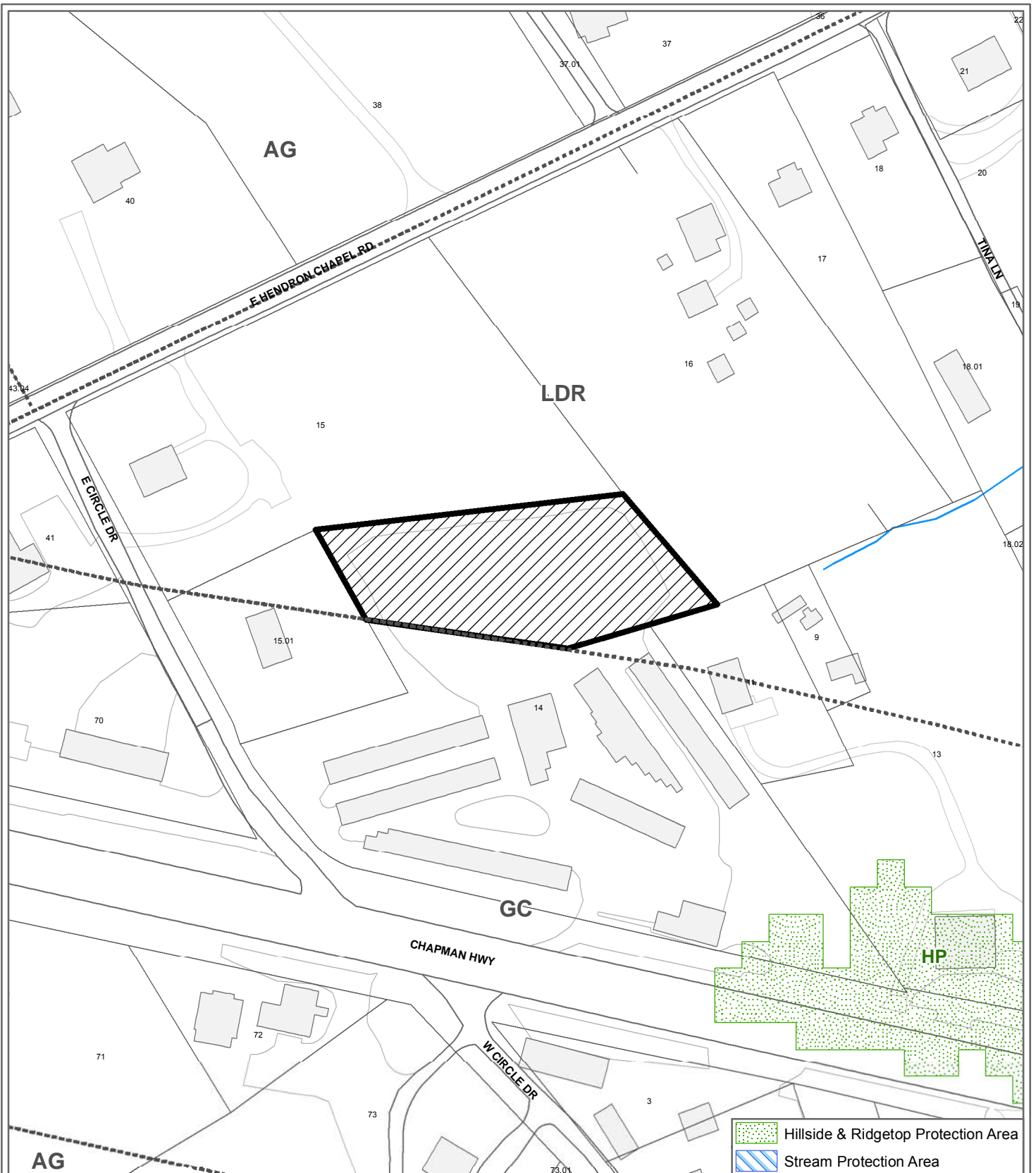
Petitioner: Honey Badger Properties



Map No: 138

Jurisdiction: County



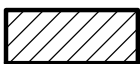
Original Print Date: 8/17/2017 Revised: 8/23/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



 Hillside & Ridgetop Protection Area
 Stream Protection Area

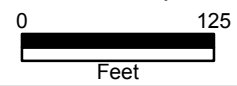
**9-A-17-SP
SOUTH COUNTY SECTOR PLAN AMENDMENT**

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



Petitioner: Honey Badger Properties

Map No: 138
Jurisdiction: County



Original Print Date: 8/15/2017 Revised: 8/21/2017
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, Honey Badger Properties, 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 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 September 14, 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 #9-A-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: HONEY BADGER PROPERTIES

Date Filed: 7.31.17

Meeting Date: Sept. 14, 2017

Application Accepted by: Brussean

Fee Amount: \$1000 File Number: Rezoning 9-I-17-RZ

Fee Amount: \$600 File Number: Plan Amendment 9-A-17-SP

PROPERTY INFORMATION

Address: 8234 CHAPMAN HWY KNOX, TN 37920

General Location: SOUTH KNOXVILLE

NE side Chapman Hwy, NE side E Circle Dr.

Parcel ID Number(s): 138HA014 (part zoned 0.8 ac to be RZ A)

Tract Size: 3.29 ACRES total tract

Existing Land Use: SELF STORAGE

Planning Sector: SOUTH COUNTY

Growth Policy Plan: Planned Growth

Census Tract: 55.02

Traffic Zone: 167

Jurisdiction: City Council _____ District
 County Commission 9 District

**Requested Change
 REZONING**

FROM: A

TO: CA

PLAN AMENDMENT

One Year Plan South County Sector Plan

FROM: LDR

TO: GC

PROPOSED USE OF PROPERTY

EXPANSION OF EXISTING SELF STORAGE FACILITY

Density Proposed 25 Units/Acre

Previous Rezoning Requests: None acted

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: JARRETT BENSON

Company: HONEY BADGER PROPERTIES

Address: P.O. BOX 11365

City: KNOXVILLE State: TN Zip: 37939

Telephone: 865-809-3439

Fax: N/A

E-mail: jarrett@bensonwilliams.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: JARRETT BENSON

Company: HONEY BADGER PROPERTIES

Address: P.O. BOX 11365

City: KNOXVILLE State: TN Zip: 37939

Telephone: 865-809-3439

Fax: N/A

E-mail: jarrett@bensonwilliams.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: Jarrett Benson

PLEASE PRINT

Name: JARRETT BENSON

Company: HONEY BADGER PROPERTIES

Address: P.O. BOX 11365

City: KNOXVILLE State: TN Zip: 37939

Telephone: 865-809-3439

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