



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

▶ **FILE #:** 1-B-18-RZ  
1-A-18-SP

**AGENDA ITEM #:** 32  
**AGENDA DATE:** 1/11/2018

▶ **APPLICANT:** ROBERT A. MAPLES  
OWNER(S): Robert A./Kathy B. Maples

TAX ID NUMBER: 51 D B 011 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 8532 Three Points Rd

▶ **LOCATION:** Southeast side Three Points Rd., southwest of Mascot Rd.

▶ **TRACT INFORMATION:** 0.45 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Three Points Rd., a local street with 21' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / OA (Office Park)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residence (vacant)

▶ **PROPOSED USE:** Residence

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of LDR plan designation and RA zoning from the west

HISTORY OF ZONING REQUESTS: Office designation and OA zoning were approved in 2012 (9-C-12-RZ/9-C-12-SP).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
North: Three Points Rd.- Vacant land, dwellings / O / A (Agricultural)  
South: Dwelling / LDR / RA (Low Density Residential)

East: Dwelling / C / RA (Low Density Residential) and CA (General Business)  
West: Dwelling / LDR / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with agricultural and low density residential uses, under A and RA zoning. There are two CA zoned areas to the northeast and southwest that are underutilized as far as commercial uses are concerned. There are only a few existing businesses in operation in those areas. Three of the CA zoned businesses have frontage on Rutledge Pike, a major arterial highway. Most of the CA zoned properties are

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**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #1-A-18-SP, amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

The subject property is current developed with a residence, consistent with the requested RA zoning. Office or residential uses are appropriate at this location. The proposal is a logical extension of LDR uses from the southwest.

- ▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA is an extension of zoning from the southwest and is consistent with the scale and intensity of the surrounding development and zoning pattern. If approved, the result will be that this property's zoning will be changed back to the previous RA zoning that was in place prior to 2012.

**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 improvements have been made recently to this section of Three Points Rd., but the requested plan designation and zoning are less intense than the current ones, so no additional traffic will be generated. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes office uses for the site, consistent with the current OA zoning. The request to allow low density residential uses is also appropriate for this property.

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

Properties all along Three Points Rd. are developed with low density residential uses, under RA zoning. This proposal continues that trend.

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

Low density residential uses have long been established along Three Points Rd. This proposal is consistent with 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 requested zoning for the subject property is a logical extension of adjacent zoning from the southwest.
2. The recommended RA zoning will allow residential use and improvements to the site, in compliance with zoning.
3. RA zoning for this site is consistent with the scale and intensity of the surrounding development and zoning pattern.

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

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health

Department.

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. With the recommended sector plan amendment to LDR, the recommended RA zoning is consistent with the sector plan.
2. RA is a logical extension of zoning from the southwest.
3. RA is a less intense zoning district than the current OA, so there will be no additional impact on surrounding properties due to this zoning change.

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. Staff is recommending approval of an amendment to the Northeast County Sector Plan map to LDR, within which the recommended zoning is compatible.
2. This proposal does not present any apparent conflicts with any 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 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.

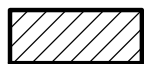
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2018. 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-A-18-SP / 1-B-18-RZ  
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office)



To: LDR (Low Density Residential)

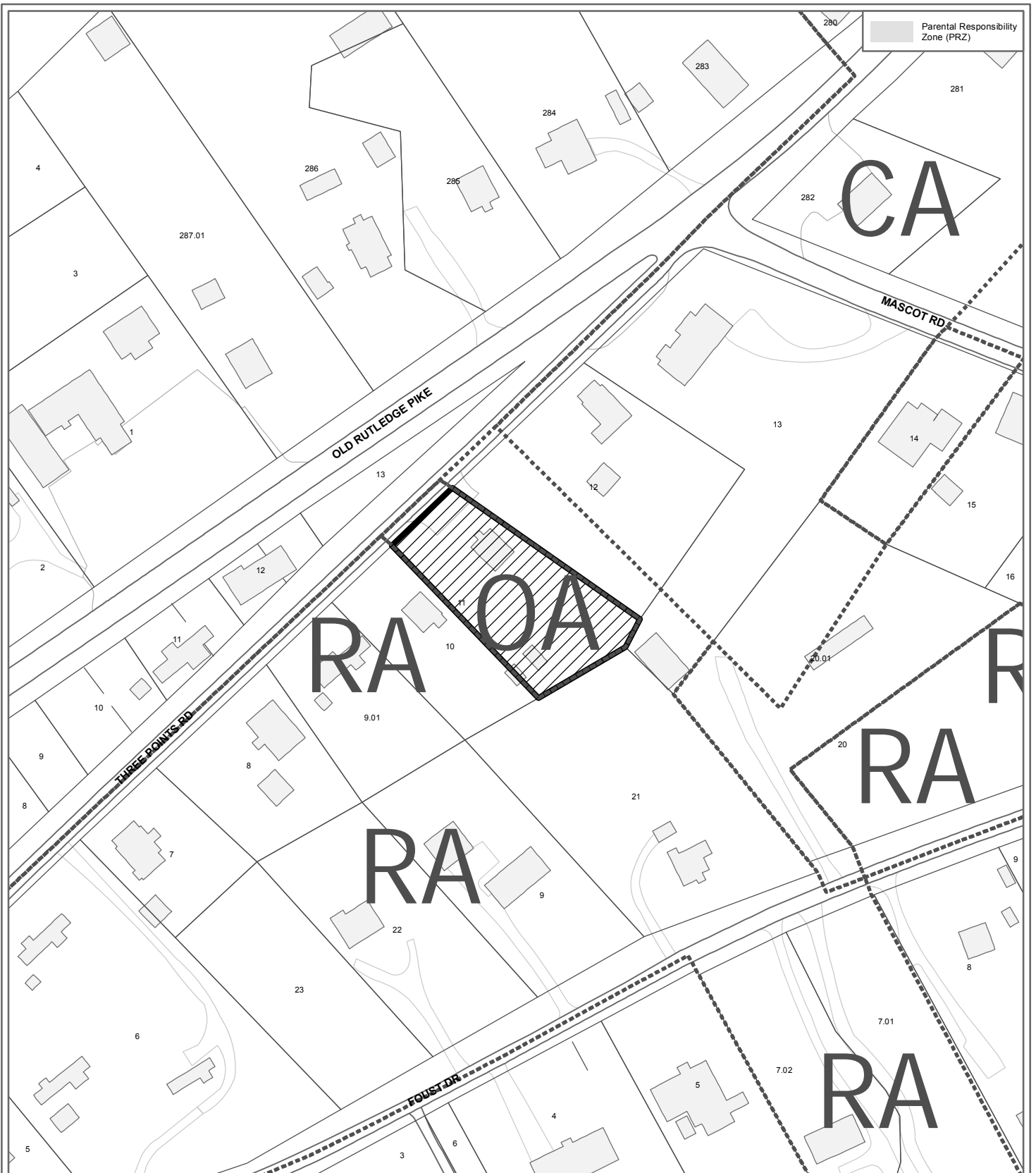
Petitioner: Maples, Robert A.

Map No: 51

Jurisdiction: County



Original Print Date: 12/18/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-B-18-RZ  
REZONING**

From: OA (Office Park)  
To: RA (Low Density Residential)



Petitioner: Maples, Robert A.

Map No: 51  
Jurisdiction: County



Original Print Date: 12/18/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

*KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHEAST 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 Northeast 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, Robert A. Maples, has submitted an application to amend the Sector Plan from Office to Low Density Residential, for property described in the application; and*

*WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the Northeast 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, 2018, 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 Northeast County Sector Plan, with its accompanying staff report and map, file #1-A-18-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: Robert A. Maples

Date Filed: 11/22/2017

Meeting Date: 1/11/2018

Application Accepted by: M. Payne

Fee Amount: \$500.00 File Number: Rezoning 1-B-18-RZ

Fee Amount: \$600.00 File Number: Plan Amendment 1-A-18-5P



### PROPERTY INFORMATION

Address: 8532 Three Points Rd.

General Location: 3/4 side of Three Points Rd  
Southwest of Mascot Rd

Parcel ID Number(s): 1510B011

Tract Size: .45 ac +/-

Existing Land Use: Empty Dwelling

Planning Sector: Northeast County

Growth Policy Plan: Planned

Census Tract: 65

Traffic Zone: 179

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8<sup>th</sup> District

### Requested Change

#### REZONING

FROM: OA

TO: RA

#### PLAN AMENDMENT

One Year Plan  Northeast County Sector Plan

FROM: O

TO: LDR

### PROPOSED USE OF PROPERTY

Dwelling

Density Proposed 1 Units/Acre

Previous Rezoning Requests: This property was rezoned from RA to OA in 2012 (9-C-12-RZ) (9-C-12-5P)

### PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: ROBERT A. MAPLES & KATHY B. MAPLES

Company: ~~ROBERT A. MAPLES DDS~~

Address: 8228 SPRUCELAND RD

City: POWELL State: TN Zip: 37849

Telephone: 865-414-7559

Fax: 865-687-7244

E-mail: amaples06@comcast.net

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: ROBERT A. MAPLES

Company: \_\_\_\_\_

Address: 8228 ~~8228~~ SPRUCELAND RD

City: POWELL State: TN Zip: 37849

Telephone: 865-414-7559

Fax: 865-687-7244

E-mail: amaples06@comcast.net

### 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: Robert A. Maples

PLEASE PRINT

Name: ROBERT A. MAPLES

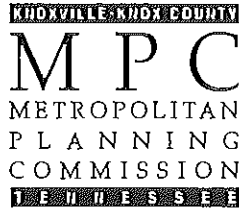
Company: SAME AS ABOVE

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_



## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

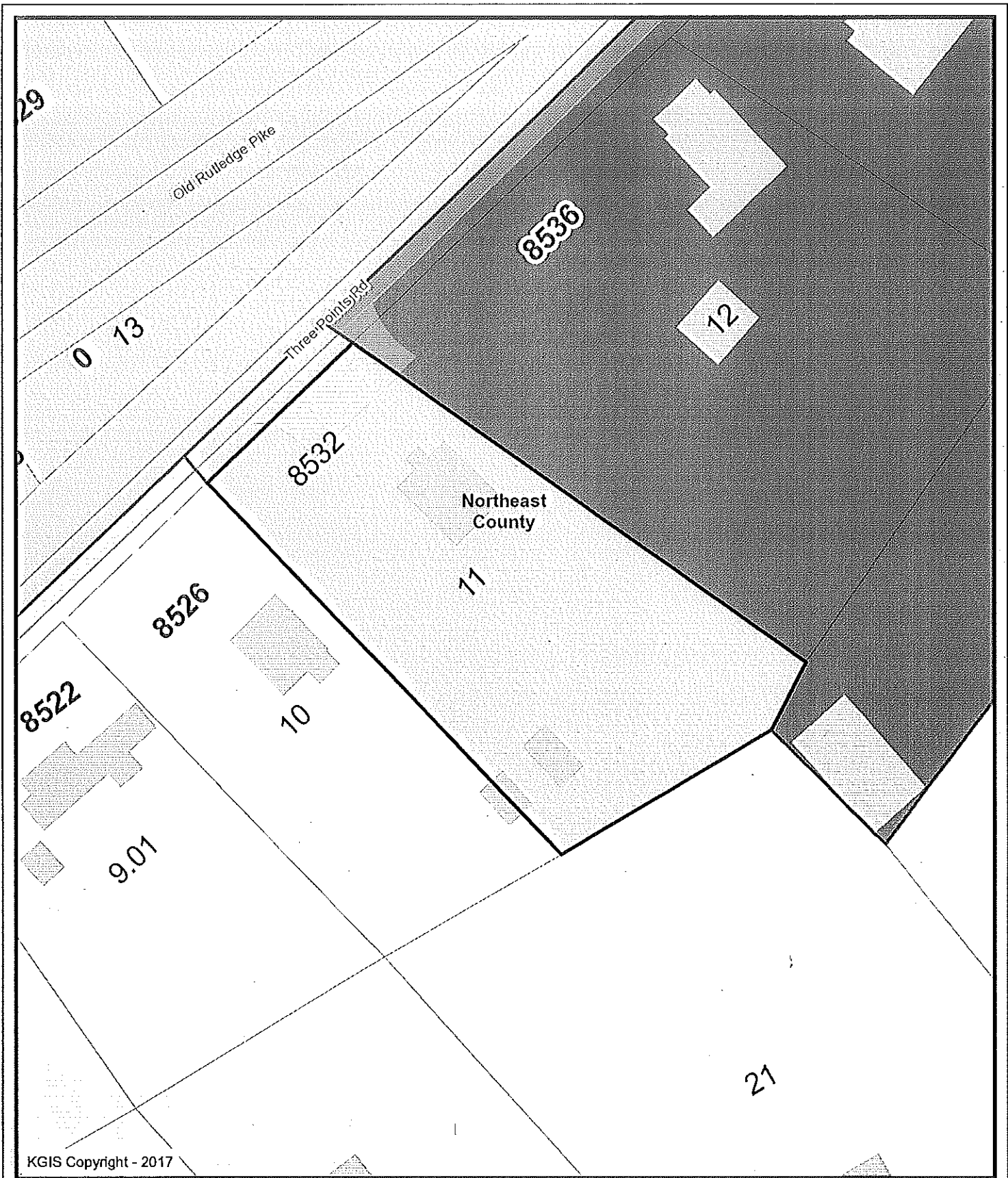
MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/28/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: RAMaples  
Printed name: ROBERT A. MAPLES  
MPC/BZA File #: 1-B-18-RZ / 1-A-18-SP

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
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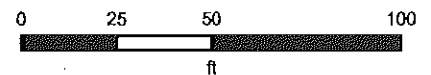




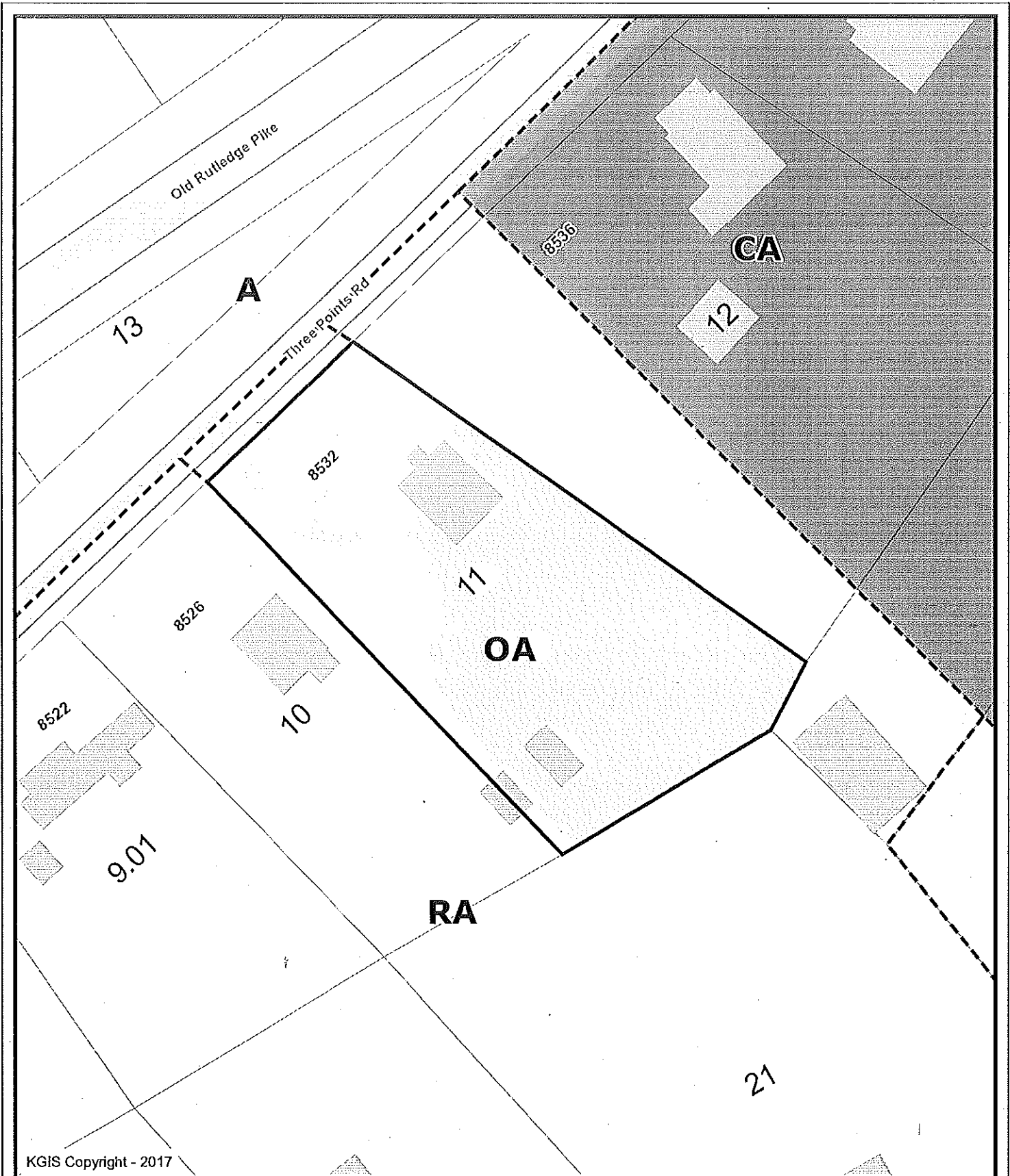
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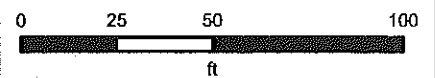
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**M P C**  
 METROPOLITAN  
 P L A N N I N G  
 C O M M I S S I O N  
**T E N N E S S E E**  
 Suite 403 • City County Building  
 400 Main Street  
 Knoxville, Tennessee 37902  
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 F A X • 2 1 5 • 2 0 6 8  
 www.knoxmpc.org

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Robert A. Maples  
 Date Filed: 7-20-12 Meeting Date: September 13, 2012  
 Application Accepted by: Thomas Brechler  
 Fee Amount: \$ 1000.00 File Number: Rezoning 9-C-12-RZ  
 Fee Amount: \$ 600.00 File Number: Plan Amendment 9-C-12-SP

**PROPERTY INFORMATION**  
 Address: 8532 Three Points Rd  
 General Location: Southeast side of Three Points Rd, southwest of Mascot Rd.  
 Parcel ID Number(s): 051DB011  
 Tract Size: 0.45 acres approximate  
 Existing Land Use: \_\_\_\_\_  
 Planning Sector: Northeast County  
 Growth Policy Plan: Planned Growth  
 Census Tract: 65  
 Traffic Zone: 179  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8 District

**Requested Change**  
**REZONING**  
 FROM: RA  
 TO: CA  
**PLAN AMENDMENT**  
 One Year Plan  Northeast Co. Sector Plan  
 FROM: LDR  
 TO: Commercial

**PROPOSED USE OF PROPERTY**  
Commercial Use  
 Density Proposed \_\_\_\_\_ Units/Acre  
 Previous Rezoning Requests: \_\_\_\_\_

**PROPERTY OWNER**     **OPTION HOLDER**  
 PLEASE PRINT  
 Name: ROBERT A. MAPLES + KATHY B. MAPLES  
 Company: \_\_\_\_\_  
 Address: 8228 SPRUCELAND RD.  
 City: POWELL State: TN Zip: 37849  
 Telephone: 865-947-6217  
 Fax: 865-687-7227  
 E-mail: ramaplesdds@bellsouth.net

**APPLICATION CORRESPONDENCE**  
 All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: ROBERT A. MAPLES  
 Company: \_\_\_\_\_  
 Address: 8228 SPRUCELAND RD  
 City: POWELL State: TN Zip: 37849  
 Telephone: 865-947-6217  
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 E-mail: ramaplesdds@bellsouth.net

**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: Robert A. Maples  
 PLEASE PRINT  
 Name: ROBERT A. MAPLES  
 Company: \_\_\_\_\_  
 Address: 8228 SPRUCELAND RD.  
 City: POWELL State: TN Zip: 37849  
 Telephone: 865-947-6217  
 E-mail: ramaplesdds@bellsouth.net



Actual Zoning

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0 200 Feet

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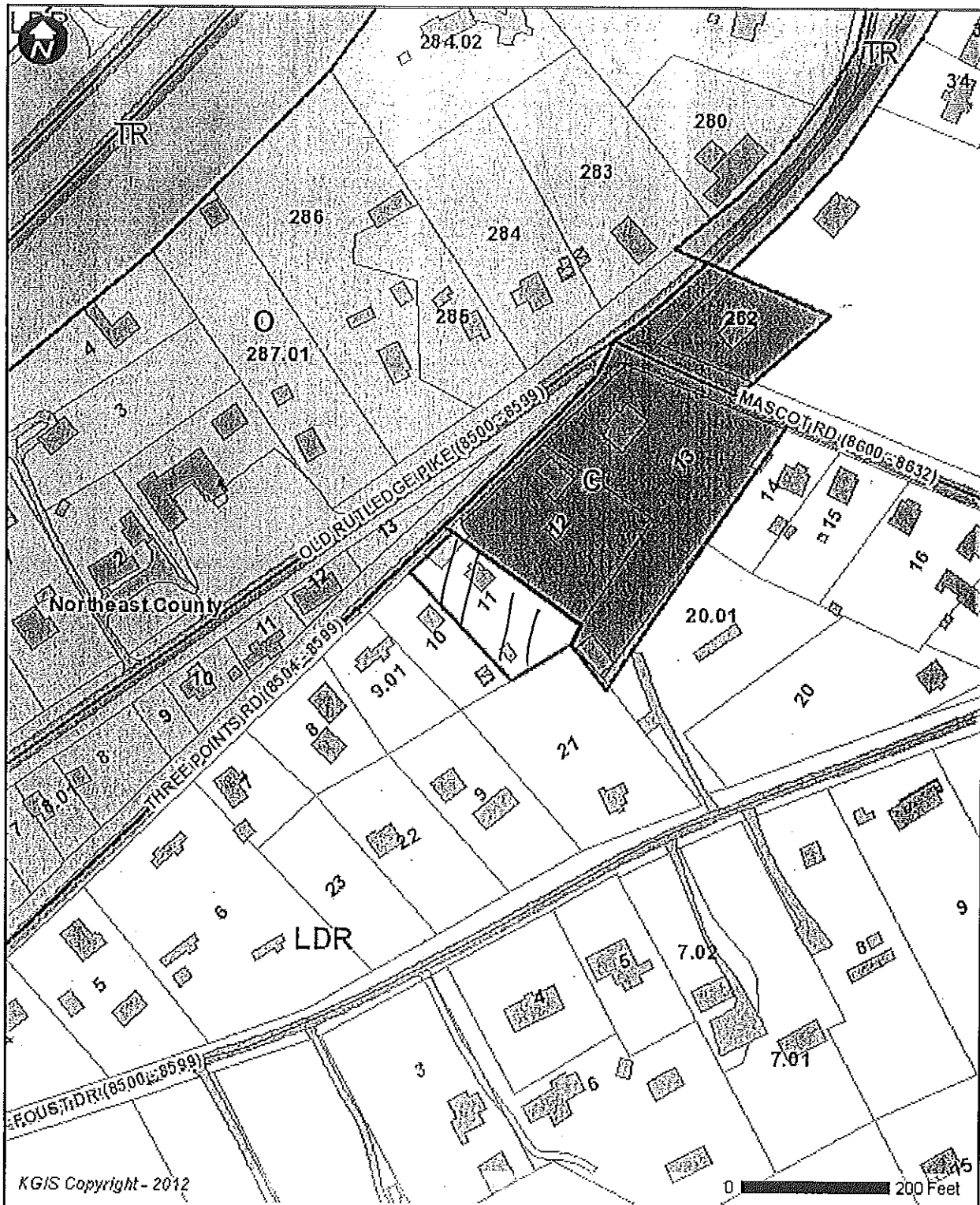
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SECTOR  
PLAN

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