



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

▶ **FILE #:** 1-J-18-RZ
1-B-18-SP

AGENDA ITEM #: 40
AGENDA DATE: 1/11/2018

▶ **APPLICANT:** JEFF CASTOR
OWNER(S): Arthur Long Long Properties Company

TAX ID NUMBER: 121 A B 004 & 006 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 6410 Deane Hill Dr

▶ **LOCATION:** South side Deane Hill Dr., south of Gerald R. Ford St.

▶ **TRACT INFORMATION:** 3.85 acres.

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 22' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / C-3 (General Commercial)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Business and vacant land

▶ **PROPOSED USE:** Indoor storage in back and office/retail in front

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of GC plan designation and C-6 zoning from adjacent properties.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Deane Hill Dr., Young Williams Animal Center / C-4 (Highway & Arterial Commercial)
South: Railroad R-O-W, business park / C-6 (General Commercial Park)
East: Vacant land / C-3 (General Commercial)
West: Office building / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of light industrial, office and commercial uses under I-2, O-1, C-3, C-4 and C-6 zoning.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #1-B-18-SP, amending the West City Sector Plan map to GC (General Commercial) sector plan designation, and recommend the Knoxville City Council also approve the**

sector plan amendment, to make it operative.

The Knoxville One Year Plan proposes general commercial uses for these properties. This sector plan amendment will bring the sector plan into consistency with the One Year Plan. Several properties in the area that are currently designated for office uses are actually zoned and developed with commercial uses. Commercial use of this site will be compatible with the surrounding development and zoning pattern.

► **RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 is a logical extension of commercial zoning from the south and west. C-6 zoning is consistent with the One Year Plan proposal and compatible with surrounding land uses and zoning.

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 along Deane Hill Dr. in this area., but it has about 24' of pavement width and is classified as a major collector street. The street is sufficient to handle the additional traffic that would be generated by general commercial development of the site. Utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan designates this site for office uses. However, the One Year Plan proposes general commercial. Additionally, several properties under the sector plan's office designation are currently zoned for commercial uses. The requested sector plan amendment will bring the plan designation into conformance with the One Year Plan designation and zoning in the area.

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

Several office-designated properties along this section of Deane Hill Dr. are currently zoned for commercial uses. Clearly, past policies and decisions do not reflect the current proposal of the sector plan.

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

Approval of GC for this site allows consideration of C-3 zoning. GC uses and C-3/C-6 zoning are prominent in the area. This recommended plan amendment recognizes 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. C-6 zoning is compatible with the surrounding development and zoning pattern.
2. With the recommended amendment of the sector plan to GC for this site, C-6 zoning will be consistent with the sector plan. The current One Year Plan proposes GC (General Commercial) uses for the site, consistent with C-6 zoning.
3. Several of the surrounding properties in the immediate area are zoned and developed with commercial uses. This proposal is a logical extension of that zoning pattern.

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

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox

County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.

2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow office and commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

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. Considering the type of commercial development and zoning in the surrounding area, rezoning this site to C-6 should not adversely affect surrounding properties or any other part of the County.
2. Utilities are in place to serve the site.
3. Deane Hill Dr. is classified as a major collector street, and has the capacity to support C-6 development of this 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. Staff is recommending approval of an amendment to the West City Sector Plan map to GC, within which C-6 zoning is appropriate.
2. The Knoxville One Year Plan proposes GC (General Commercial) for the site, consistent with the requested C-6 zoning.
3. Approval of this request could lead to future requests for plan amendments and C-3 zoning on other nearby properties that remain zoned O-1.
4. This proposal does not present any apparent conflicts with any other adopted plans.

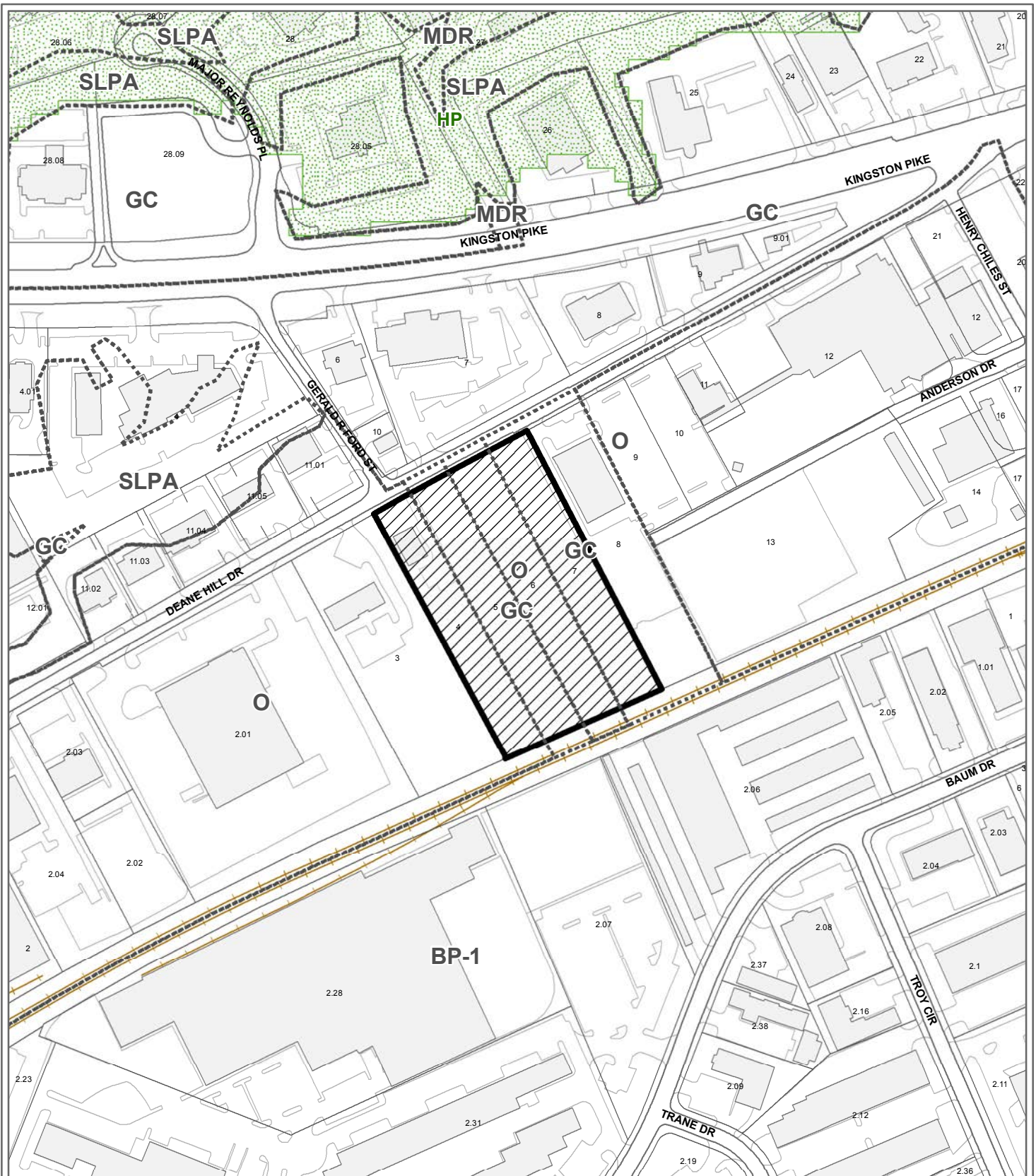
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

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 Knoxville City Council for action on 2/13/2018 and 2/27/2018. 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.



**1-B-18-SP / 1-J-18-RZ
WEST CITY SECTOR PLAN AMENDMENT**

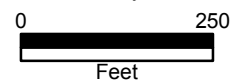


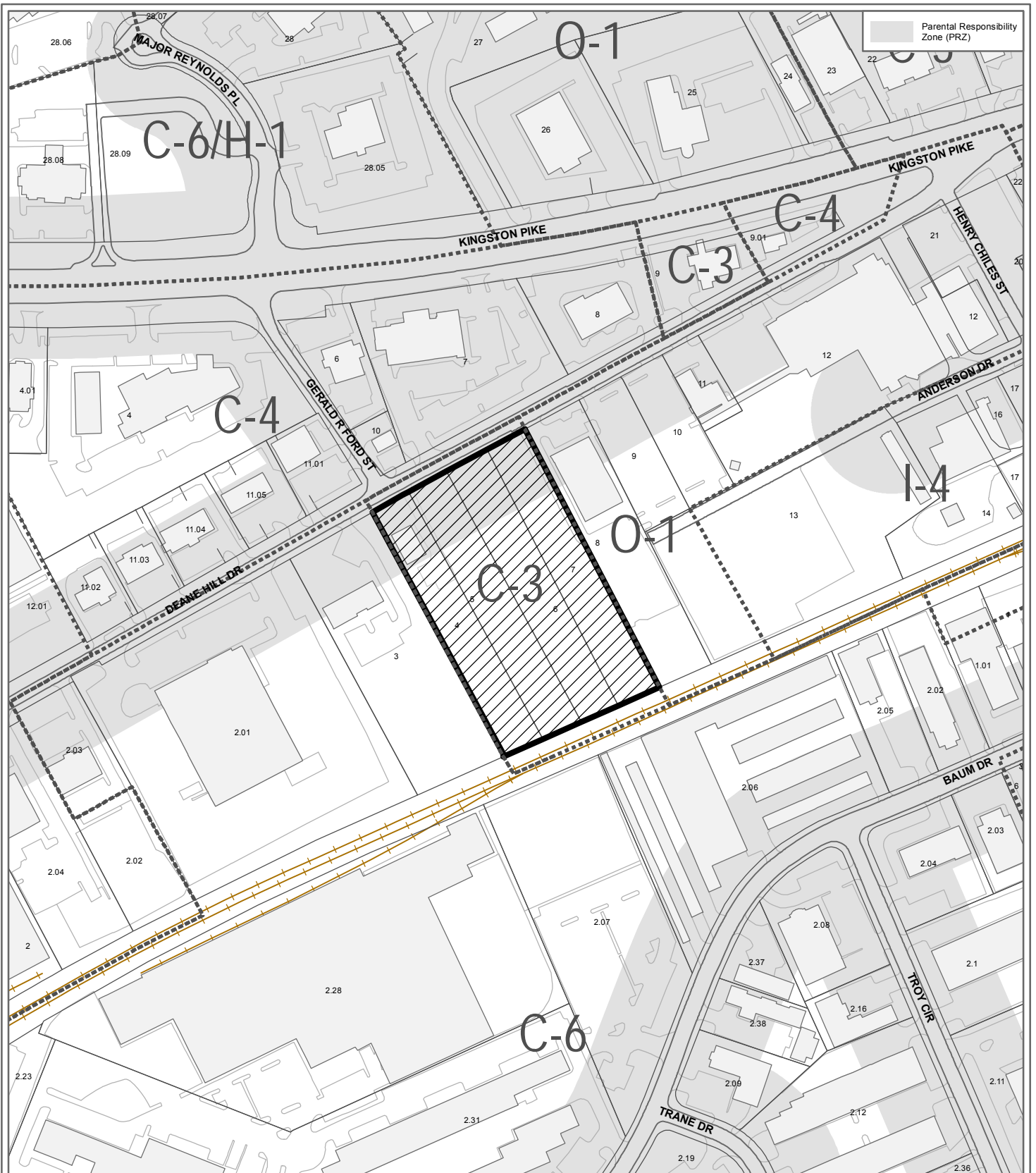
From: O (Office)
To: GC (General Commercial)

Petitioner: Castor, Jeff

Map No: 121
Jurisdiction: City

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





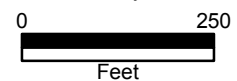
**1-J-18-RZ
REZONING**

From: C-3 (General Commercial)
To: C-6 (General Commercial Park)



Petitioner: Castor, Jeff

Map No: 121
Jurisdiction: City



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 WEST CITY 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 West City 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, Jeff Castor, has submitted an application to amend the Sector Plan from Office to General Commercial, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the West City 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 8, 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 West City Sector Plan, with its accompanying staff report and map, file #1-B-18-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

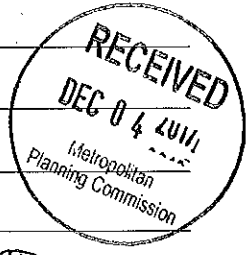
Secretary

- DOUBLE FEE -

KNOXVILLE, KNOX COUNTY
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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: JEFF CASTOR
Date Filed: 12/4/2017 Meeting Date: 1/11/2018
Application Accepted by: James Reed
Fee Amount: \$2000.00 File Number: Rezoning 1-J-18-RZ
Fee Amount: \$1200.00 File Number: Plan Amendment 1-B-18-SP



PROPERTY INFORMATION

Address: 6404, 6406, 6408, & 6410 DEANE HILL DR
 General Location: SOUTH SIDE OF DEANE HILL DR AT INTERSECTION OF GERALD R. FORD
 Parcel ID Number(s): 121A8004 - 7
 Tract Size: 3.85 Acres
 Existing Land Use: P-QP & VACANT LAND
 Planning Sector: WEST CITY
 Growth Policy Plan: _____
 Census Tract: 44.04
 Traffic Zone: 118
 Jurisdiction: City Council 2 District
 County Commission 4 District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: ARTHUR LONG
 Company: LONG PROPERTIES COMPANY
 Address: 300 STATE STREET, APT. 307
 City: KNOXVILLE State: TN Zip: 37902
 Telephone: (865) 803-8107
 Fax: _____
 E-mail: ARTHUR.LONG.4@GMAIL.COM

Requested Change
REZONING
 FROM: C-3
 TO: C-6

PLAN AMENDMENT
 One Year Plan West City Sector Plan
 FROM: O
 TO: GC

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: JEFF CASTOR
 Company: LEWIS GROUP ARCHITECTS
 Address: 6512 DEANE HILL DRIVE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: (865) 584-5000
 Fax: (865) 588
 E-mail: JCASTOR@LEWISGROUP.NET

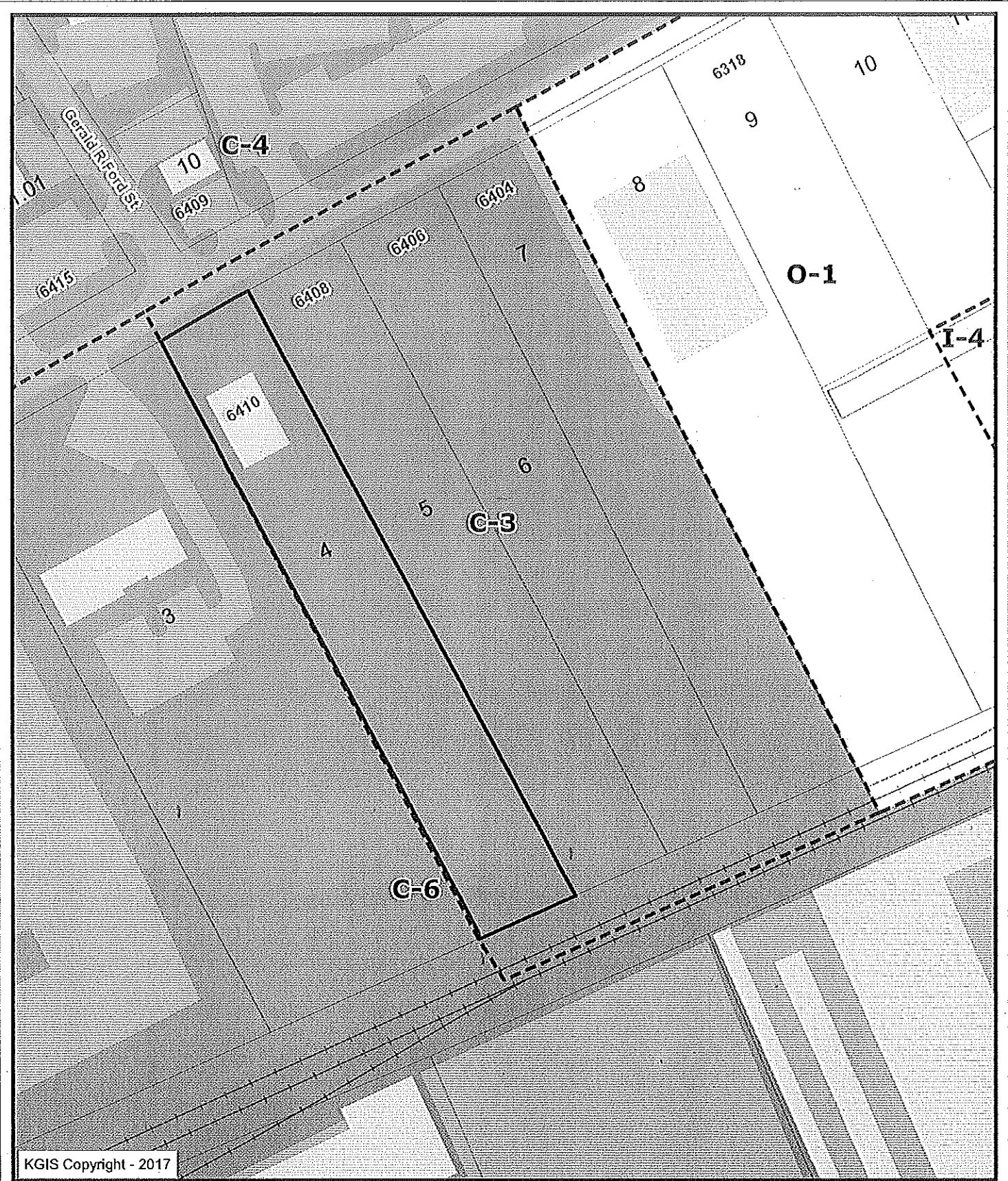
PROPOSED USE OF PROPERTY

BACK PORTION TO BE INDOOR STORAGE
FRONT PORTION FOR FUTURE OFFICE OR RETAIL
 Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

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: JEFF CASTOR
 Company: LEWIS GROUP ARCHITECTS
 Address: 6512 DEANE HILL DRIVE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: (865) 584-5000
 E-mail: JCASTOR@LEWISGROUP.NET

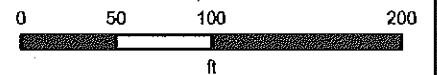


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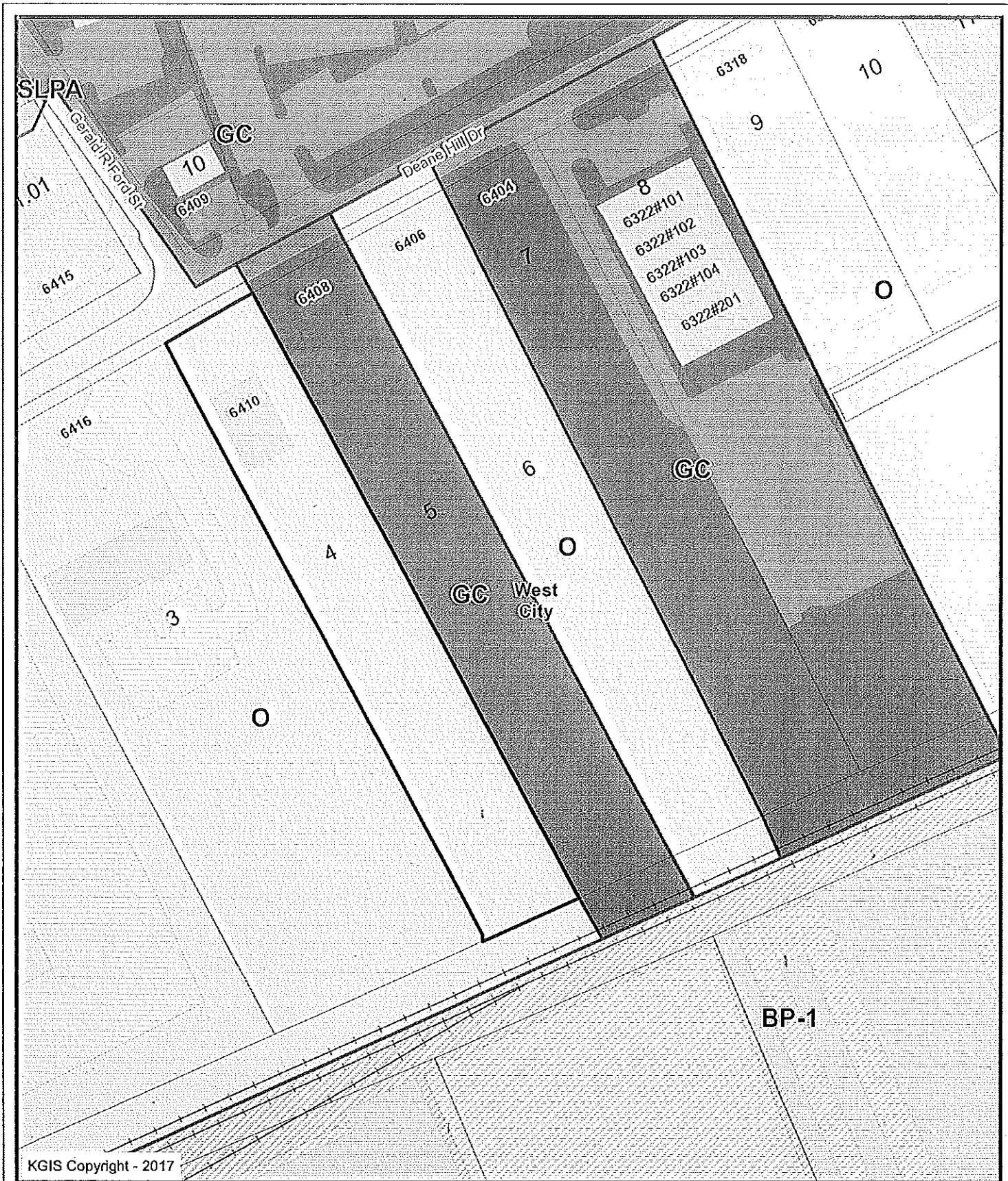
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Knoxville - Knox County - KUB Geographic Information System



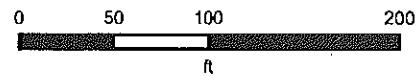
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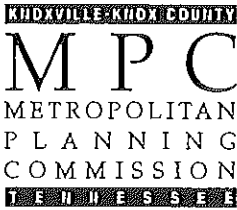
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Knoxville - Knox County - KUB Geographic Information System



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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 Dec 27th consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: [Handwritten Signature]
Printed name: Jeff Castor
MPC/BZA File #: 1-J-18-RZ / 1-B-18-SP

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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