

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

▶ **FILE #:** 7-D-18-SP

**AGENDA ITEM #:** 42

**AGENDA DATE:** 7/12/2018

▶ **APPLICANT:** T&T REAL ESTATE INVESTMENTS

OWNER(S): T&T Real Estate Investments

TAX ID NUMBER: 133 E B 024

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 1308 Morrell Rd

▶ **LOCATION:** East side Morrell Rd., east of Queensbury Dr.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Morrell Rd., a minor arterial street with 28' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Office use

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted for this site

SURROUNDING LAND USE AND PLAN DESIGNATION: North: House / LDR  
 South: Insurance office / LDR

East: Hair salon / LDR

West: Morrell Rd., house / LDR

NEIGHBORHOOD CONTEXT This site is located north of the Rocky Hill commercial area, zoned SC-1 and C-6. The subject property is located to the north of office uses along Morrell Rd., zoned O-1.

**STAFF RECOMMENDATION:**

▶ **DENY O (Office) sector plan designation.**

Approval of the request at this location would represent an unnecessary intrusion of office uses to the north into an established residential area, zoned R-1. Staff recognizes that office uses and O-1 zoning are located directly south of the site, but those properties are not proposed for office uses on the One Year Plan, so

approval of an office designation for this site would represent a spot plan amendment, skipping over residentially designated properties to place office at this location.

**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 in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The West City Sector Plan appropriately designates this site for LDR (Low Density Residential) uses, consistent with the current R-1 zoning. This site is surrounded on three sides by residential uses and R-1 zoning. The current plan proposes that non-residential uses be cutoff north of the property at the northeast corner of Morrell Rd. and S. Northshore Dr. The plan does not recognize the existing O-1 zoning on the two properties south of the subject property, so it is not warranted to approve a spot plan amendment for this site.

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

There has been no change in public/government policy that warrants the requested amendment to the sector plan.

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

No trends in development, population or traffic have been identified that would warrant reconsideration of the current sector plan proposal for this site.

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.

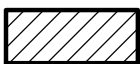
If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2018 and 8/28/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



 Hillside & Ridgetop Protection Area  
 Stream Protection Area

**7-D-18-SP  
WEST CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)  
 To: O (Office)



Petitioner: T&T Real Estate Investments

Map No: 133

Jurisdiction: City



Original Print Date: 6/20/2018      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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

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**AGENDA DATE:** 7/12/2018

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

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EXTENSION OF PLAN DESIGNATION: No

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**STAFF RECOMMENDATION:**

▶ **DENY O (Office) One Year Plan designation for the site.**

Approval of the request at this location would represent an unnecessary intrusion of office uses to the north into an established residential area, zoned R-1. Staff recognizes that office uses and O-1 zoning are located directly south of the site, but those properties are not proposed for office uses on the One Year Plan, so

approval of an office designation for this site would represent a spot plan amendment, skipping over residentially designated properties to place office at this location.

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

A. **AN ERROR IN THE PLAN** - There are no apparent errors in the plan. The One Year Plan appropriately designates this site for LDR (Low Density Residential) uses, consistent with the current R-1 zoning. This site is surrounded on three sides by residential uses and zoning. The current plan proposes that non-residential uses be cutoff north of the property at the northeast corner of Morrell Rd. and S. Northshore Dr. The plan does not recognize the existing O-1 zoning on the two properties south of the subject property, so it is not warranted to approve a spot plan amendment for this site.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

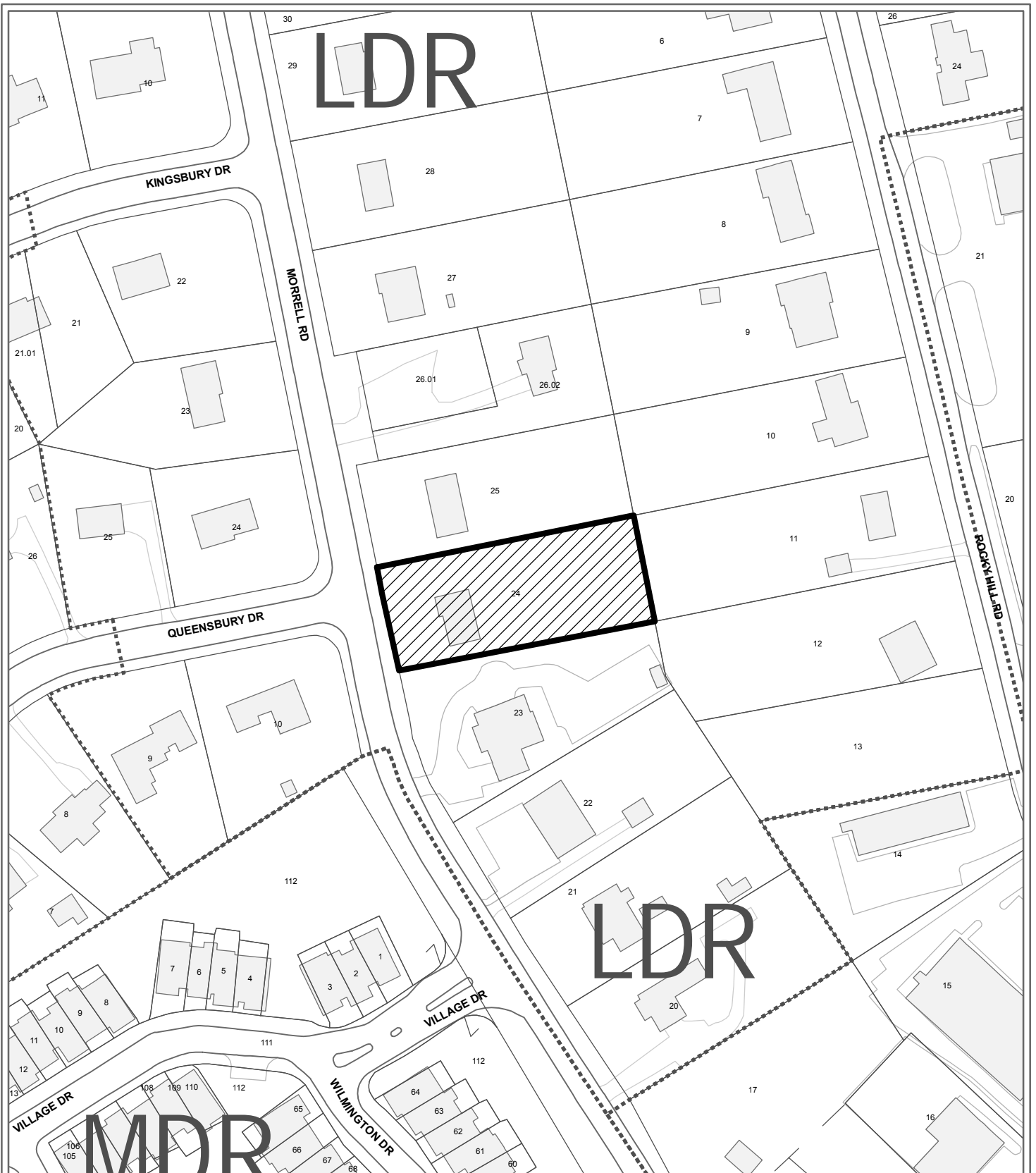
C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - There has been no change in public policy that warrants the requested amendment to the One Year Plan.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available that would reveal the need for a plan amendment at this particular location.

ESTIMATED TRAFFIC IMPACT: Not required.

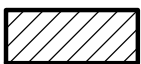
ESTIMATED STUDENT YIELD: Not applicable.

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**7-C-18-PA / 7-D-18-SP  
PLAN AMENDMENT**

From: LDR (Low Density Residential)

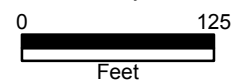


To: O (Office)

Petitioner: T&T Real Estate Investments

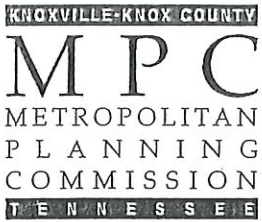
Map No: 133

Jurisdiction: City



Original Print Date: 6/20/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**- DOUBLE FEE -**



REZONING     PLAN AMENDMENT

Name of Applicant: T&T Real Estate Investments

Date Filed: 6-4-18    Meeting Date: 7-12-18

Application Accepted by: Sherry Michienzi

Fee Amount: N/A    File Number: Rezoning \_\_\_\_\_

Fee Amount: \$1200.00    File Number: Plan Amendment 7-C-18-PA/7-D-18-SP

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

**PROPERTY INFORMATION**

Address: 1308 Morrell Rd.  
 General Location: E/S Morrell  
E of Queensbury

Parcel ID Number(s): 133EB024

Tract Size: 100x250  
 Existing Land Use: residential  
 Planning Sector: LDR  
 Growth Policy Plan: \_\_\_\_\_  
 Census Tract: 44.01  
 Traffic Zone: 161  
 Jurisdiction:  City Council 2 District  
 County Commission \_\_\_\_\_ District

**Requested Change**

**REZONING**

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: LDR

TO: O

**PROPOSED USE OF PROPERTY**

office use

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: Travis McKinney

Company: T&T Real Estate Investments

Address: 5731 Lyons View Pike Suite 140

City: Knoxville    State: TN    Zip: 37919

Telephone: 865-548-8267

Fax: \_\_\_\_\_

E-mail: ~~travis@ttrai.com~~ travis@ttrai.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Travis McKinney

Company: T&T Real Estate Investments

Address: 5731 Lyons View Pike Ste. 140

City: Knoxville    State: TN    Zip: 37919

Telephone: 865-548-8267

Fax: \_\_\_\_\_

E-mail: travis@ttrai.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: [Signature]

PLEASE PRINT

Name: Travis McKinney

Company: T&T Real Estate Investments

Address: 5731 Lyons View Pike Ste. 140

City: Knoxville    State: TN    Zip: 37919

Telephone: 865-548-8267

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

**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
T&T Real Estate Investments	1308 Morrell Rd	Knoxville	TN	37919	<input checked="checked" type="checkbox"/>	