



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

▶ **FILE #:** 9-I-18-RZ

**AGENDA ITEM #:** 45

9-B-18-SP

**AGENDA DATE:** 9/13/2018

▶ **APPLICANT:** RON MORTON

OWNER(S): Ronald L. Morton

TAX ID NUMBER: 71 00402, 071-00403

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 5500 E Governor John Sevier Hwy

▶ **LOCATION:** East side E. Gov. John Sevier Hwy., north of Hammer Rd.

▶ **TRACT INFORMATION:** 4.82 acres.

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy., a minor arterial street with 38' of pavement width within 150' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / PC (Planned Commercial)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Commercial

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension from two sides

HISTORY OF ZONING REQUESTS: MPC approved a GC plan designation and PC zoning was on the large adjacent property to the east in

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: House / LDR / RB (General Residential)

South: House / GC / PC (Planned Commercial)

East: Vacant land / GC / PC (Planned Commercial)

West: E. Gov. John Sevier Hwy., Holston River / F / F-1 (Floodway)

NEIGHBORHOOD CONTEXT: This area is currently developed with agricultural and rural to low density residential uses under A and RB zoning. However, a sector plan amendment to GC, rezoning to PC and a use on review development plan have all been approved to allow a 600,000 sq. ft. distribution warehouse to be constructed on the adjacent 58 acre site.

**STAFF RECOMMENDATION:**

- ▶ **ADOPT RESOLUTION #9-B-18-SP, amending the East County Sector Plan to GC (General Commercial), and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)**

This site is adjacent to a large GC designated area to the east, so the request is a logical extension of the plan designation from the east.

- ▶ **RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning, consistent with the sector plan recommendation.**

PC is a logical extension of zoning from the east and will require approval of a development plan by MPC.

**COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

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

With the recent approval of a GC plan designation on the 58 acre parcel to the east, a policy has been established to warrant this requested plan amendment on the adjacent properties.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

Staff is not aware of any significant road or utility improvements in the area, but the existing E. Gov. John Sevier Hwy. is adequate to handle additional traffic that would be generated by general commercial development of the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no error or omission in the plan, but with the recent approval of GC to the east, the requested amendment is warranted.

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

With the approval of the large GC designation to the east, a trend has been established to allow commercial development.

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 recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PC zoning is consistent with the sector plan designation of GC, as recommended by staff.
3. PC zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and County Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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

1. PC zoning is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PC is the most appropriate zone for future commercial development of this site.

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. The recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of PC zoning will allow the applicant to submit a development plan for MPC's consideration. The impact on the streets will depend on the type of development proposed. E. Gov. John Sevier Hwy. is a three-lane major arterial street capable of handling the additional traffic that would be generated by the commercial development of this site.
3. Public water and sewer utilities are in place to serve the site.

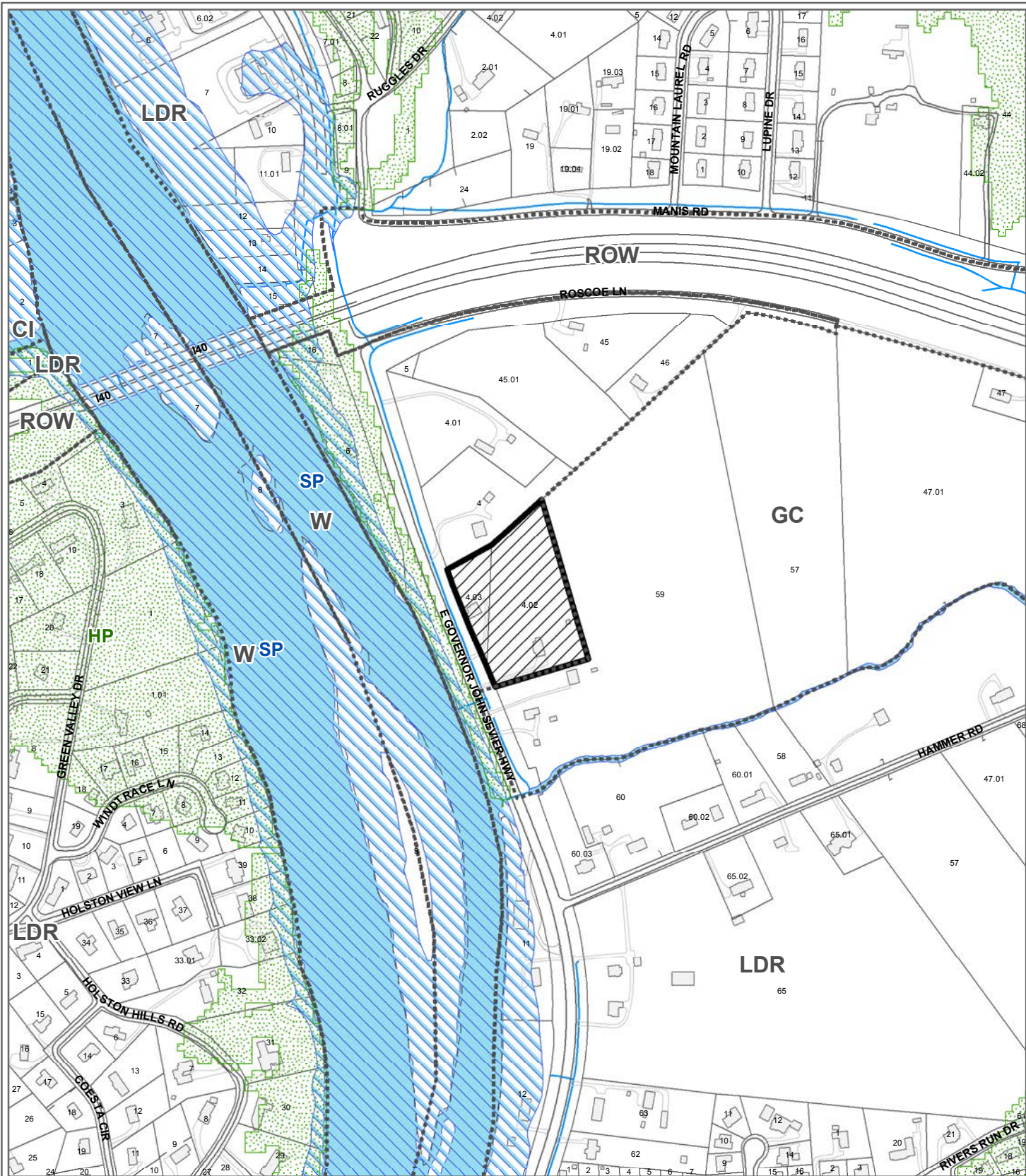
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended approval of GC on the associated proposal to amend the East County Sector Plan, the requested PC zoning would be consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

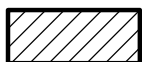
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/22/2018. 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.



**9-B-18-SP / 9-I-18-RZ  
EAST COUNTY SECTOR PLAN AMENDMENT**

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

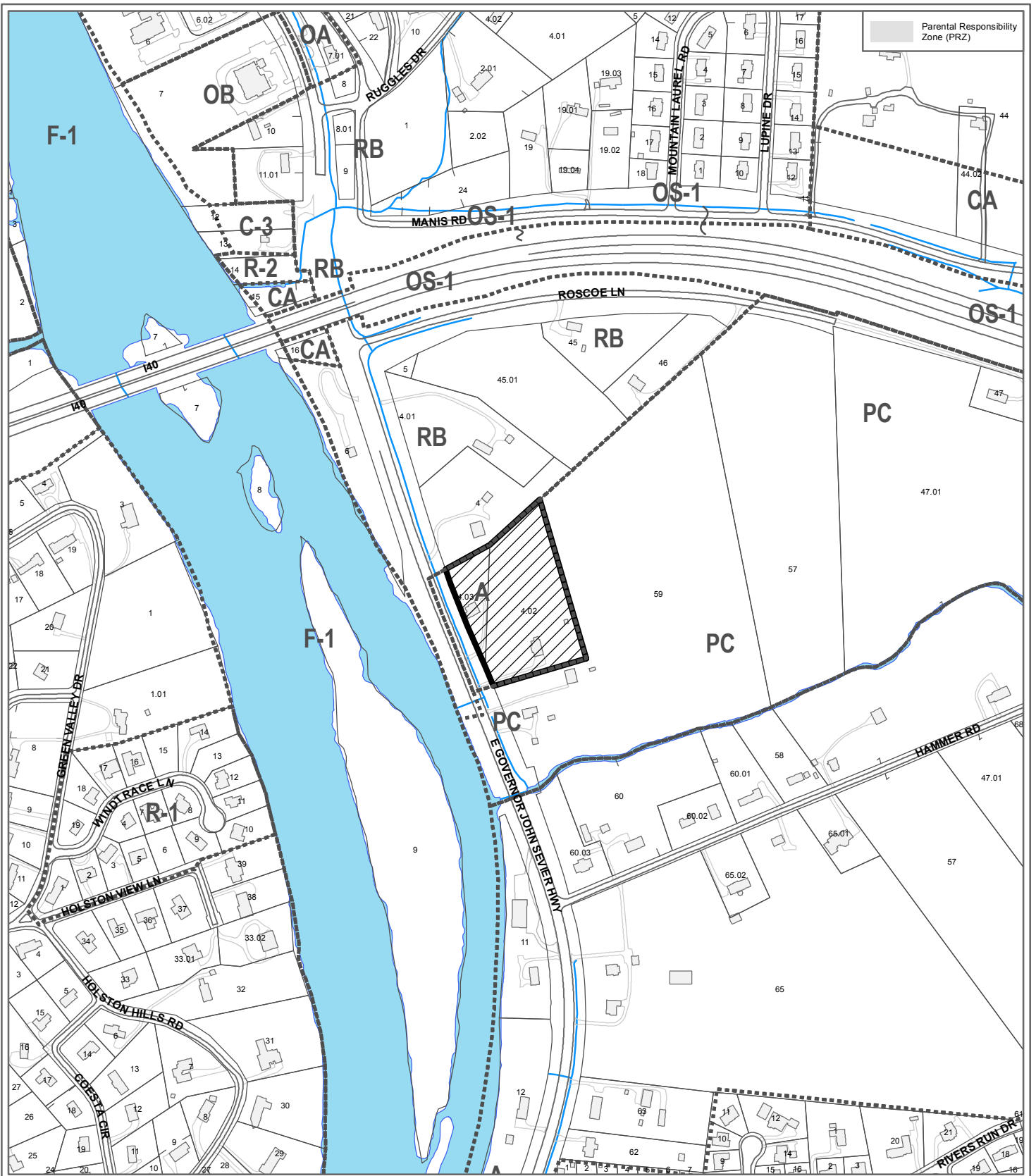


Original Print Date: 8/15/2018      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Morton, Ron

Map No: 71  
Jurisdiction: County





**9-I-18-RZ  
REZONING**

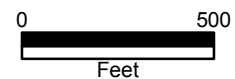
From: A (Agricultural)  
To: PC (Planned Commercial)



Petitioner: Morton, Ron

Map No: 71

Jurisdiction: County



Original Print Date: 8/15/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

REZONING  PLAN AMENDMENT

Name of Applicant: Ron Morton

Date Filed: 7/30/18 Meeting Date: Sept. 13, 2018

Application Accepted by: B Mussem

Fee Amount: \$600 File Number: Rezoning 9-I-18-R2

Fee Amount: \$600 File Number: Plan Amendment 9-B-18-SF



**PROPERTY INFORMATION**

Address: 5500/5316 E. <sup>Bowman</sup> ~~John Swick Hwy~~  
 General Location: <sup>East</sup> ~~John Swick Hwy~~  
~~Sub Residence Int'l 90~~

Parcel ID Number(s): 071-00402, 071-00403

Tract Size: 4.82 Acres

Existing Land Use: Residential

Planning Sector: East County

Growth Policy Plan: Planned Growth

Census Tract: 54.01

Traffic Zone: 68

Jurisdiction:  City Council District \_\_\_\_\_  
 County Commission 8th District

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT Name: Ronald Morton

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

Address: 2707 Lakview Rd.

City: Knoxville State: TN Zip: 37772

Telephone: 865-216-1474

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

E-mail: rmorton@trendsettersmorga.com

**Requested Change**

**REZONING**

FROM: A

TO: P.C.

**PLAN AMENDMENT**

One Year Plan  East County Sector Plan

FROM: LDR

TO: GC

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: RONALD L. MORTON

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

Address: 2707 LAKVIEW ROAD

City: Knoxville State: TN Zip: 37772

Telephone: 865-216-1474

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

E-mail: RMORTON@TRENDSETTERSMORGA.COM

**PROPOSED USE OF PROPERTY**

Commercial

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

Previous Rezoning Requests: None noted

**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: *Ron Morton*

PLEASE PRINT Name: RONALD L. MORTON

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

Address: Same as above

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

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

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

KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE EAST 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 East 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, Ron Morton, 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 East 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 13, 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 East County Sector Plan, with its accompanying staff report and map, file #9-B-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

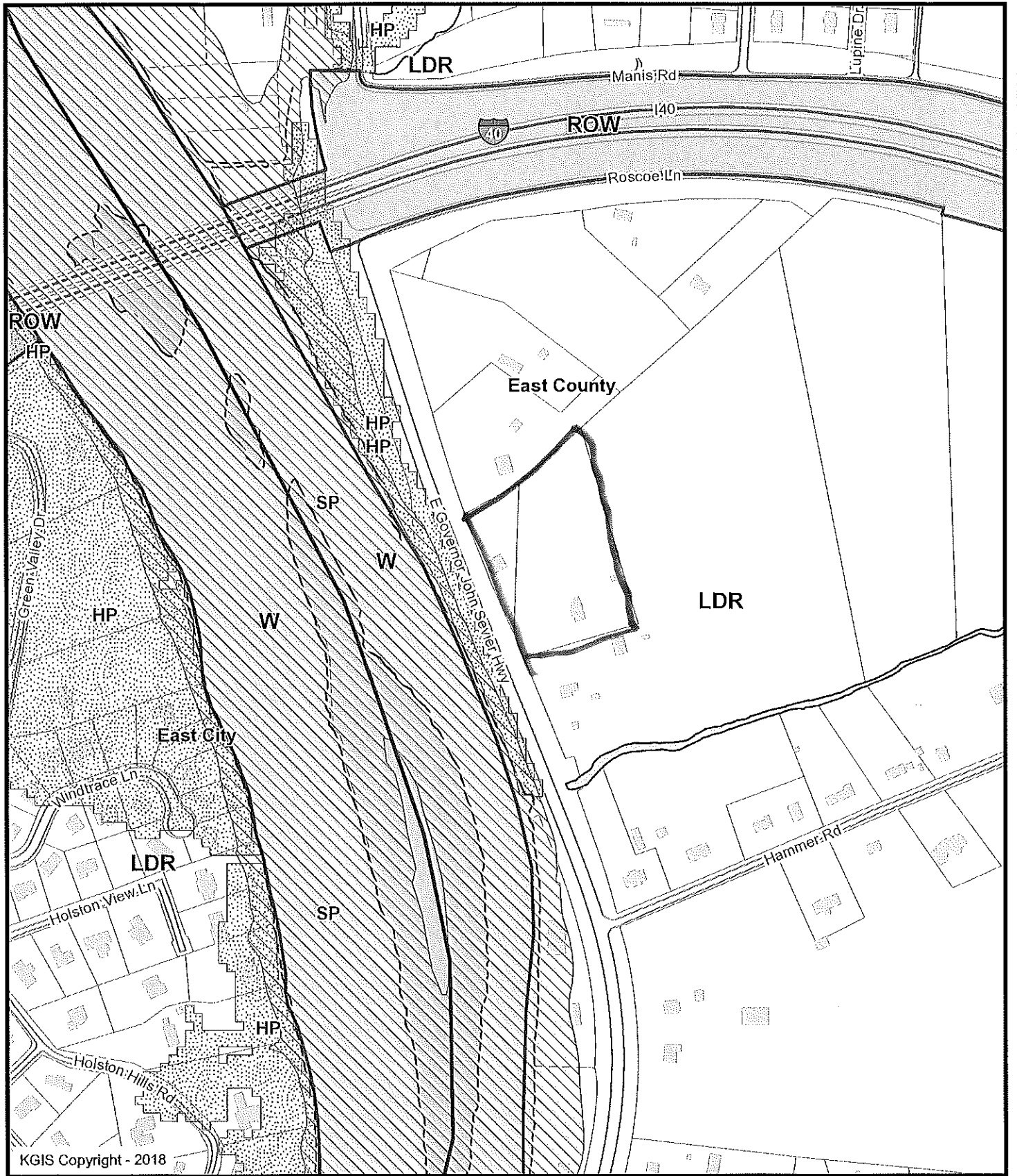
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
RON MORTON	2707 Lakewood Road	Jewell City	TN	37772	X	X
SANDY BROUGHTON	1105 Manley Road	Rutledge	TN	37861		





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### Letter Portrait

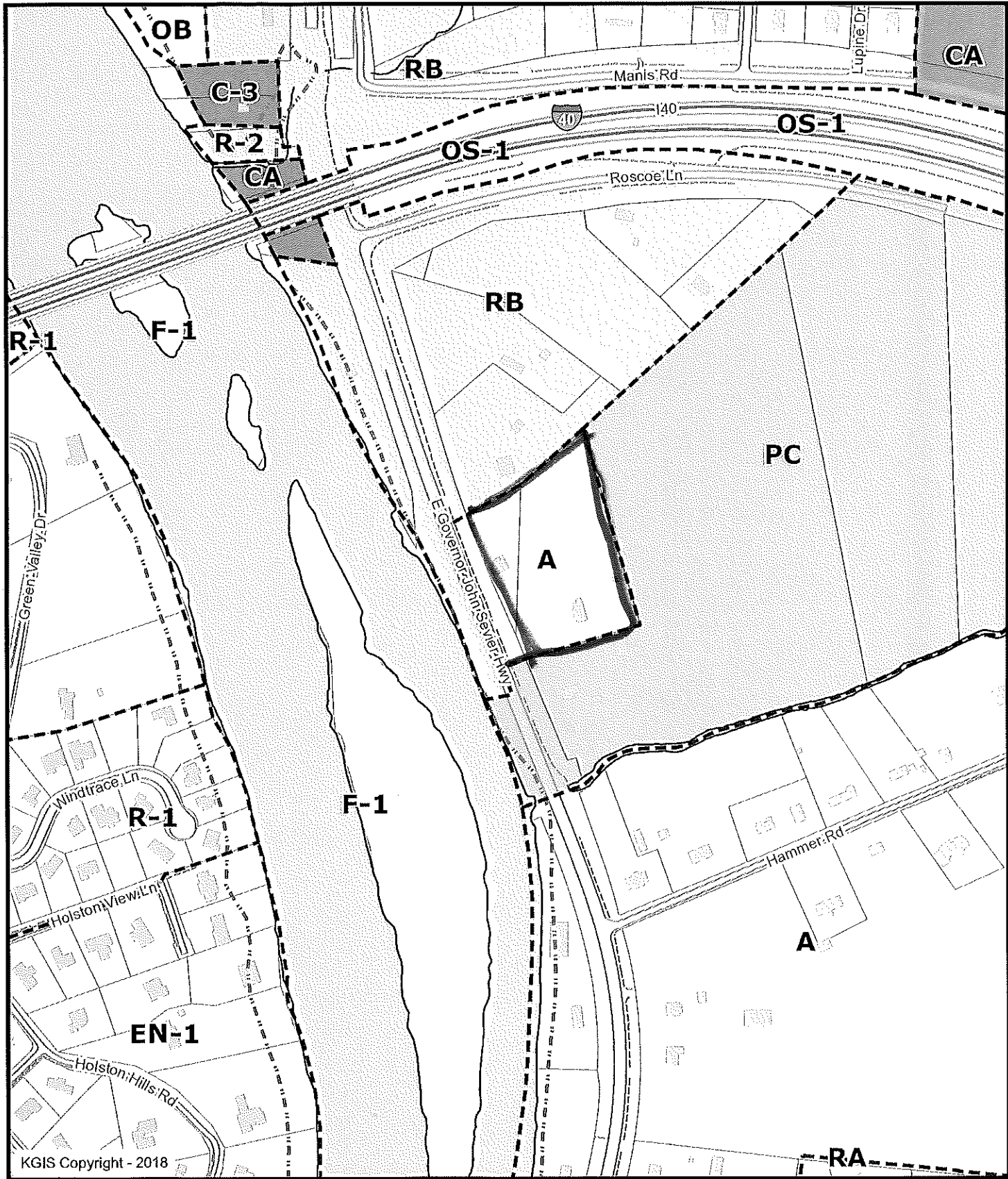
### Knoxville - Knox County - KUB Geographic Information System



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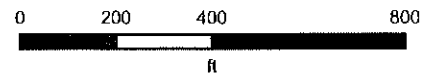


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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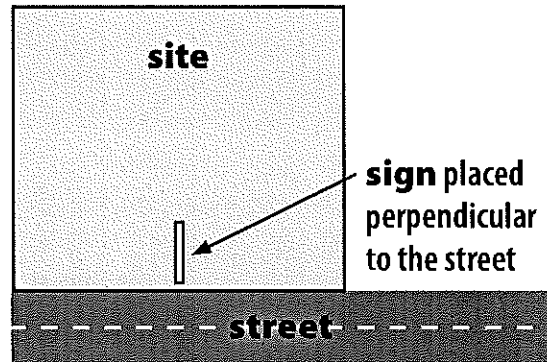
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

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



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Aug 31, 2018 and Sept. 14, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: RON L. MORTON

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Date: 7/30/18

MPC File Number: 9-I-18-RZ/9-B-18-SP