



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-I-19-RZ **AGENDA ITEM #:** 26  
10-F-19-SP **AGENDA DATE:** 10/10/2019

► **APPLICANT:** ERIC BRELSFORD / BRELSFORD PROPERTIES GENERAL PARTNERSHIP

OWNER(S): Mary Parker Slack

TAX ID NUMBER: 60 07903 AND 60 079

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 5515 Parker Drive and 1575 Harris Road

► **LOCATION:** Northwest quadrant of the intersection of Parker Drive and Rutledge Pike

► **TRACT INFORMATION:** 33.86 acres. (5515 Parker Drive (060 07903) is 9.20 acres; 1575 Harris Road (60 079) is 24.66 acres)

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Parker Drive is a local road with an 18-foot pavement width and a 52-foot right-of-way width. Harris Road is a minor collector with an 18-foot pavement width and a 50-foot right-of-way width.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Loves Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RB (General Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / PC (Planned Commercial)

► **EXISTING LAND USE:** Vacant parcels

► **PROPOSED USE:** Warehouse / Office Park

**DENSITY PROPOSED:** n/a

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this property

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single-Family Residential and Rural Residential - MDR (Medium Density Residential) and LDR (Low Density Residential)- RB (General Residential) and PR (Planned Residential), 1-5 du/ac

South: Agricultural/Forestry/Vacant - MDR (Medium Density Residential) - CB (Business and Manufacturing)

East: Commercial, Office, Public-Quasi-Public, Single-Family Residential, and Rural Residential - GC (General Commercial) and LDR (Low

Density Residential) - CB (Business and Manufacturing) and RB (Gen Res)

West: Agricultural/Forestry/Vacant and Single-Family Residential - LDR (Low Density Residential) and MDR (Med Density Res) - RB (General Residential) and RP-1 (Planned Residential District), 1-3 du/ac

NEIGHBORHOOD CONTEXT: These properties are bordered by low-density single-family residential on the north and west and commercial businesses on the east (across Harris Road and Rutledge Pike). The single-family residential in the RB zone to the west has a density of approximately 1.3 du/ac. The single-family residential in the PR zone to the north, though spatially separated, has a density of approximately 3.23 du/ac. Nearby businesses include heavy equipment sales and construction equipment/vehicle sales. Both Parker Drive and Rutledge Pike have a rural feel, with large expanses of green space and large warehouse-based businesses.

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#### STAFF RECOMMENDATION:

- **Adopt resolution #10-F-19-SP amending the Northeast County Sector Plan to O (Office) per attached resolution, Exhibit A, subject to one condition.**

Adopt resolution #10-F-19-SP (Exhibit A) amending the Northeast County Sector Plan to O (Office) given that GC is adjacent and the area has developed with industrial and commercial uses along the major roadways, subject to the condition that Type A Landscaping be installed to buffer adjacent residential uses.

- **Approve PC (Planned Commercial) zoning subject to one condition.**

Staff recommends approval of the requested PC (Planned Commercial) zoning since it would be compatible with surrounding commercial uses, subject to the conditions that a "Type A" landscaping screen, as found in the Landscaping Screening Design Guidelines, be installed along any shared boundaries with residential zoning.

#### COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no recent changes to conditions that would warrant amending the land use plan.

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

1. No new roads or additional utilities have been introduced in this area. However, Harris Road is a narrow roadway only 18' wide and has no shoulders. Due to the lack of shoulders and sidewalks, PC zoning and Office land use may be better options for this parcel than the existing residential zoning and MDR land use designation.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There have been no obvious or significant errors or omissions in the plan.

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

1. Harris Road, Parker Drive, and Rutledge Pike have been developed with a variety of commercial uses. It is reasonable to expect this commercial development to continue along the major roadways (Harris Road is a collector and Rutledge Pike is a major arterial).

State law regarding amendments of the general plan (which includes 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:

- 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.
- 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.

**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. There have been no significant changes in the area to warrant a rezoning. However, the proposed zone is compatible with the area.

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

1. The proposed amendment to PC-2 (Retail and Distribution Park District) 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. The PC zone requires a 50-foot peripheral boundary to be provided from the development boundary or any public street.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

**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 surrounding area contains a variety of commercial zones, including CB, I, I-2, and I-4. PC zoning is compatible with these zones, but the additional site requirements make PC zoning more appropriate than the commercial and industrial zones nearby since it is adjacent to residential properties.
2. This parcel is bordered by residential uses to the north and west. Therefore, landscaped screening should be provided as buffer. The "Type A" screen in the Landscape Screening Design Guidelines is designed for boundaries between commercial and adjoining residential areas and would be appropriate to use in this location.

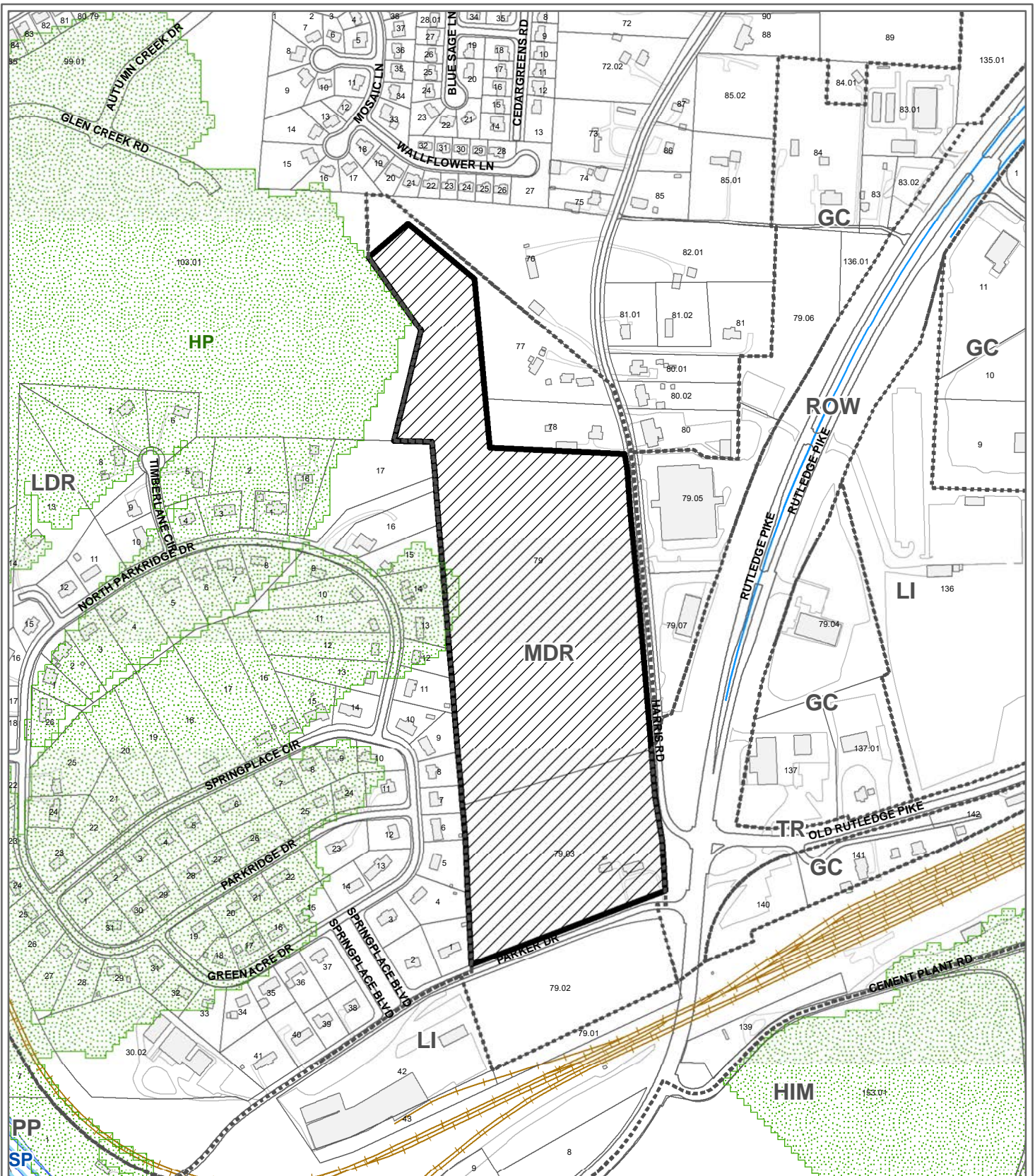
**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:**

1. The property is located within the Urban Growth Boundary of the Growth Policy Plan.
2. The property is not in an HP area, but a small portion of the property has a significant slope of 25-40%.
3. Portions of this property are in the School Parental Responsibility Zone for Holston Middle School. However, pedestrians would need to cross Rutledge Pike to reach Holston Middle School, which would be unsafe due to the lack of pedestrian amenities in the area. Therefore, staff does not recommend providing sidewalks for this development.
4. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

**ESTIMATED TRAFFIC IMPACT:** Not required.

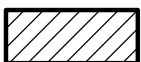
**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/18/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



**10-F-19-SP / 10-I-19-RZ  
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: MDR (Medium Density Residential)

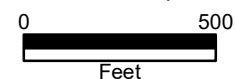


To: O (Office)

Petitioner: Brelsford / Brelsford Properties  
General Partnership, Eric

Map No: 60

Jurisdiction: County

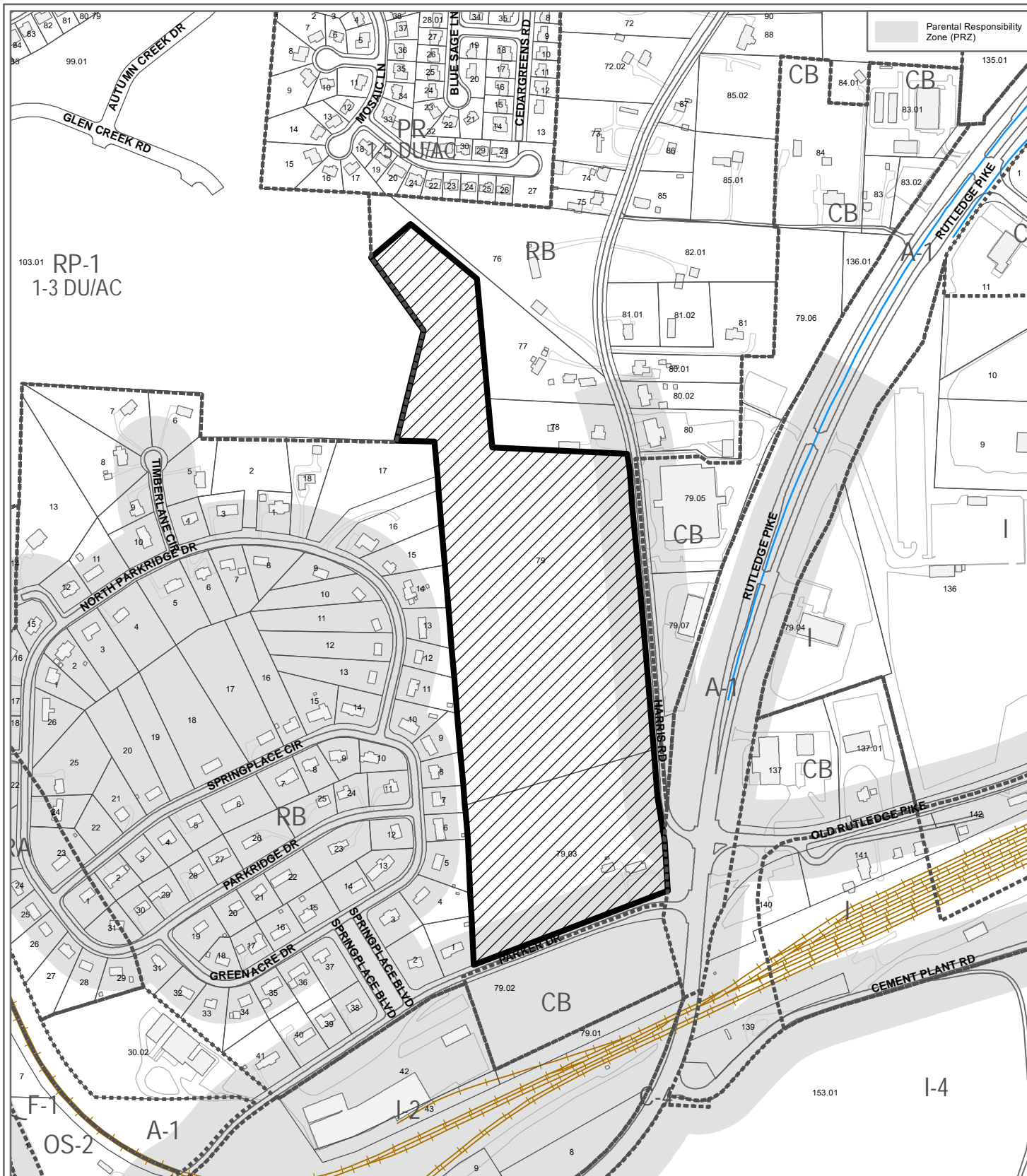


Original Print Date: 9/17/2019

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

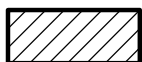




### 10-I-19-RZ REZONING

From: RB (General Residential)

To: PC (Planned Commercial)



Original Print Date: 9/17/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Brelsford / Brelsford Properties  
General Partnership, Eric

Map No: 60

Jurisdiction: County

0 500  
Feet



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHEAST COUNTY  
SECTOR PLAN***

***WHEREAS**, the Knoxville-Knox County 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 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 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**, Eric Brelsford, Brelsford Properties General Partnership, has submitted an application to amend the Sector Plan from Medium Density Residential to Office, for property described in the application; and*

***WHEREAS**, the 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 Planning Commission, at its regularly scheduled public hearing on October 10, 2019, 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 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 #10-F-19-SP.*

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

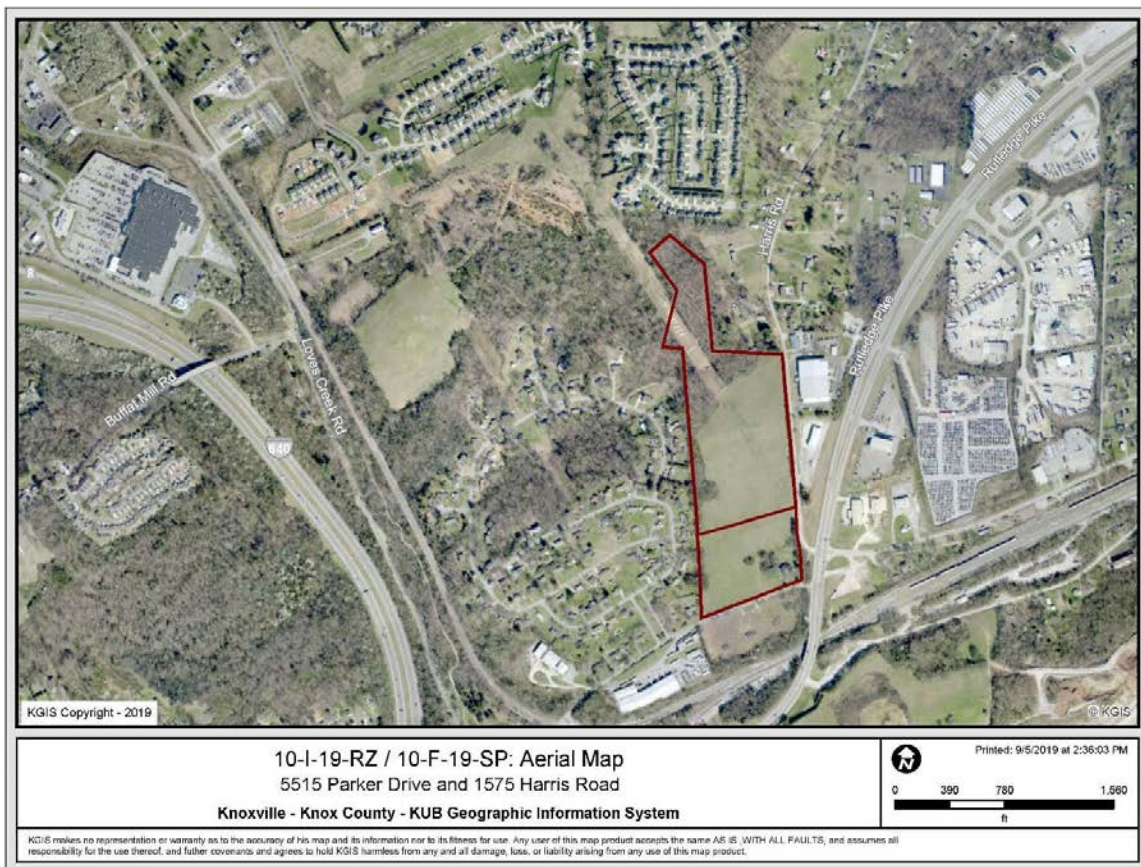
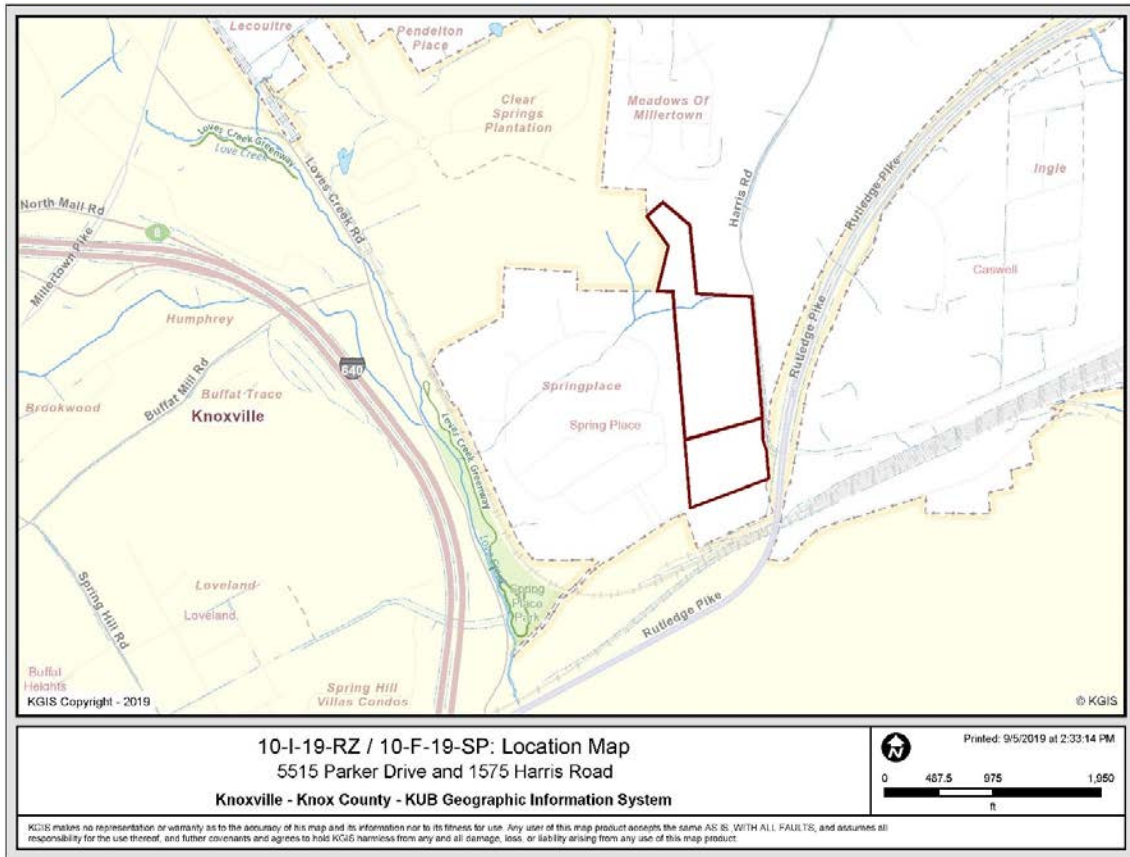
*SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

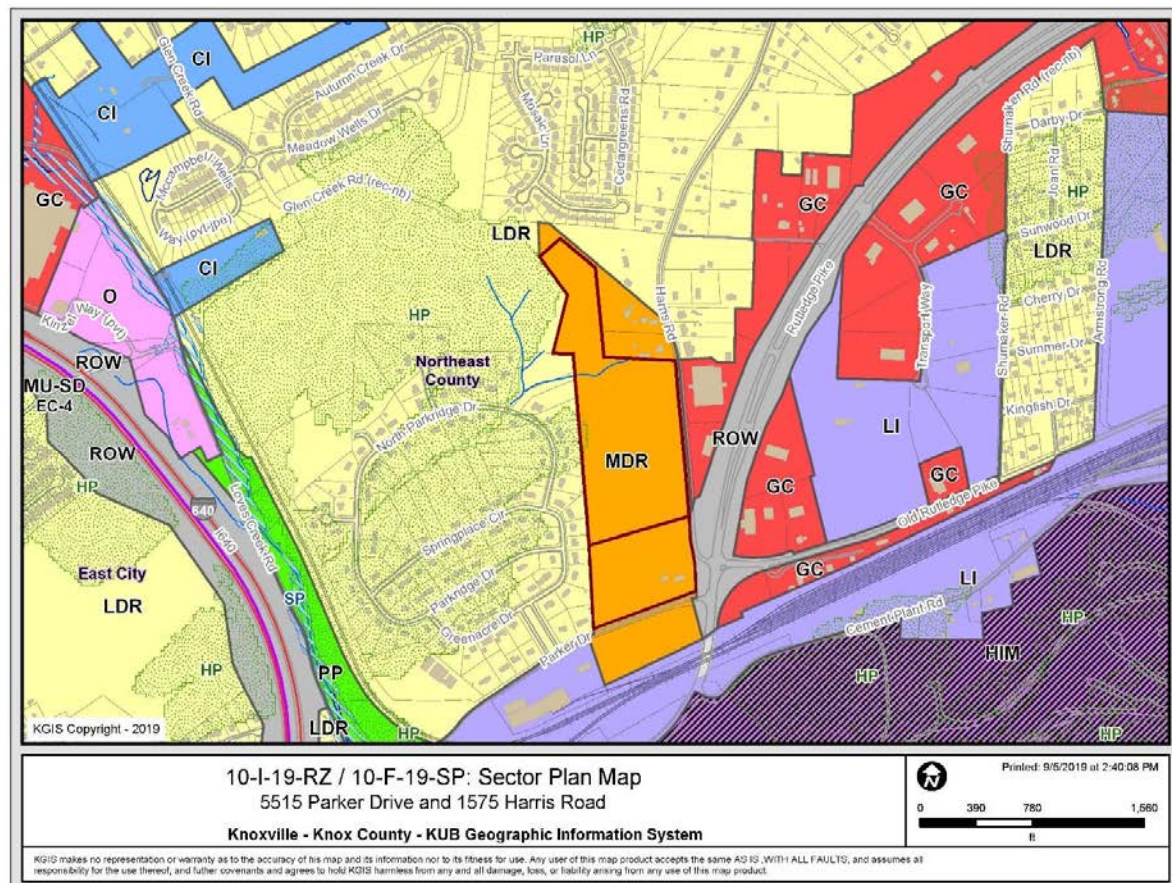
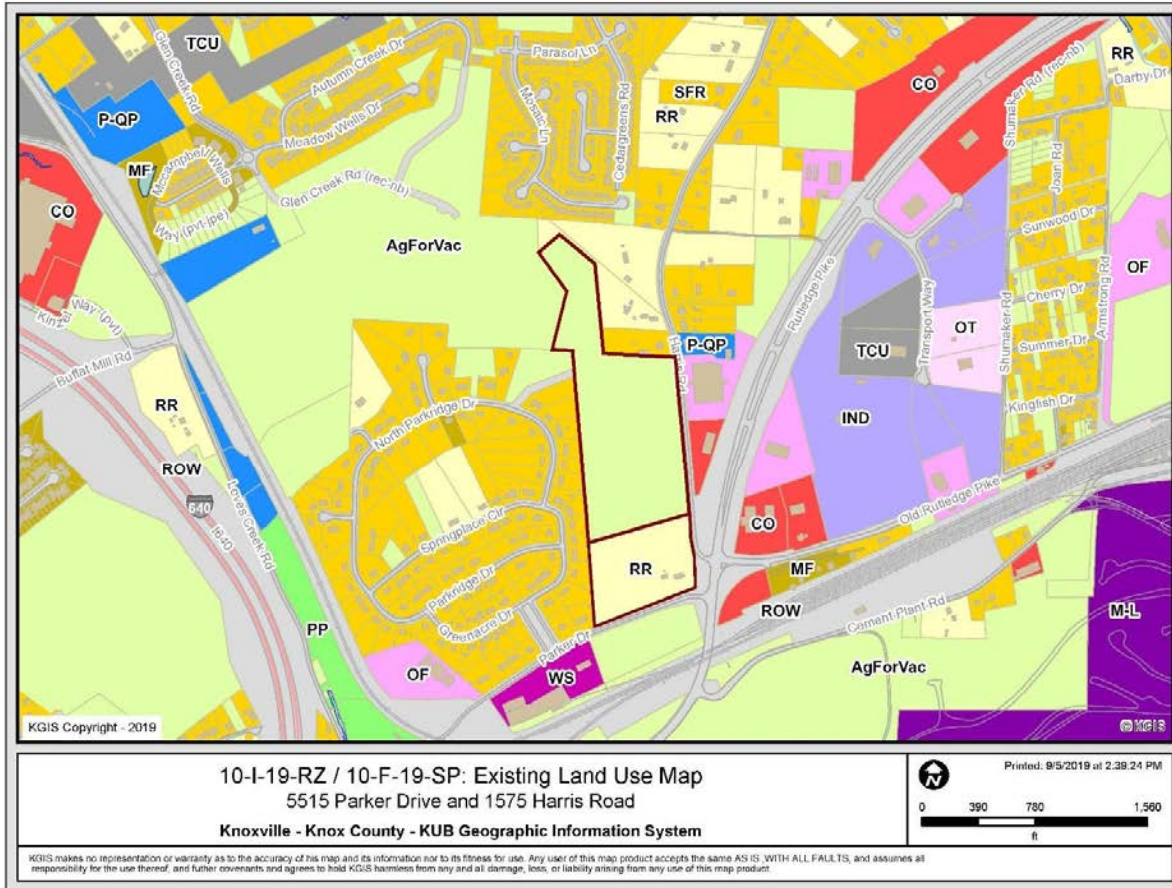
\_\_\_\_\_  
Secretary

**10-I-19-RZ / 10-F-19-SP**  
**Exhibit B. Contextual Images**



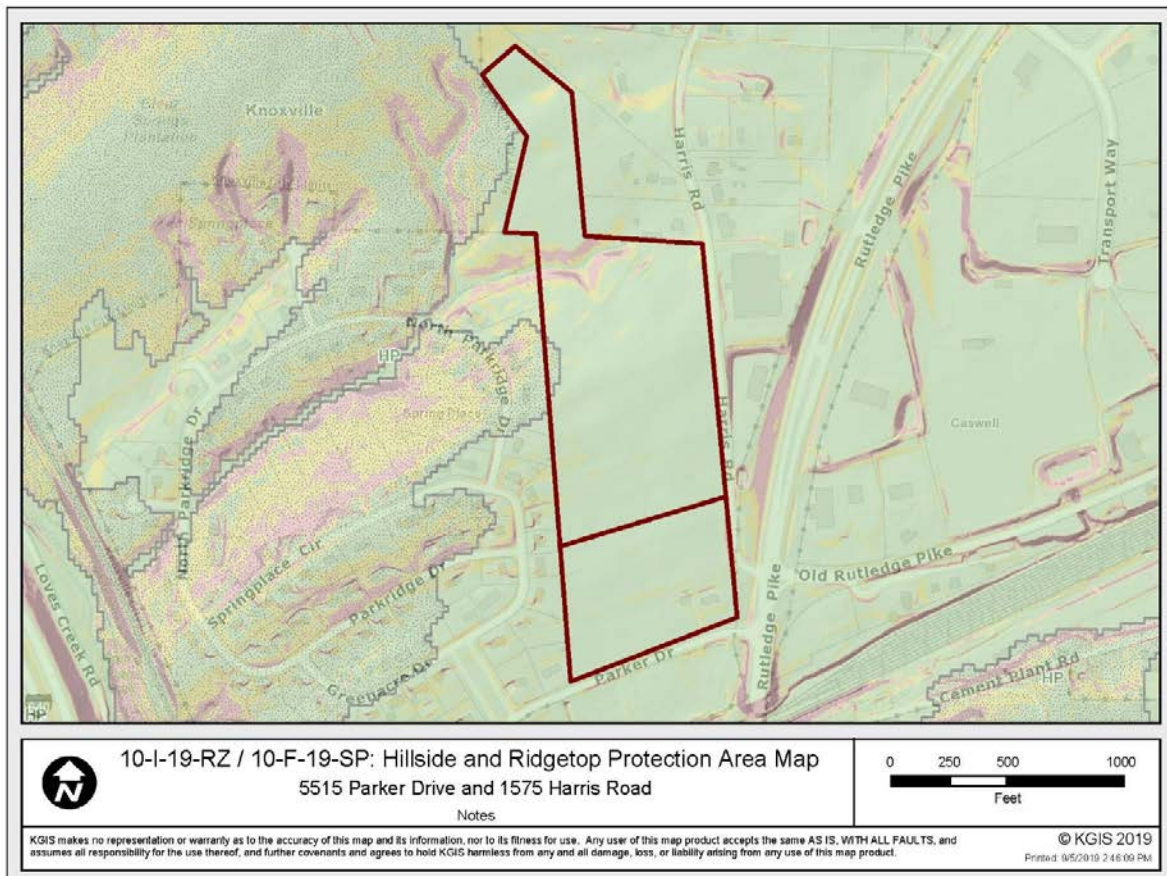
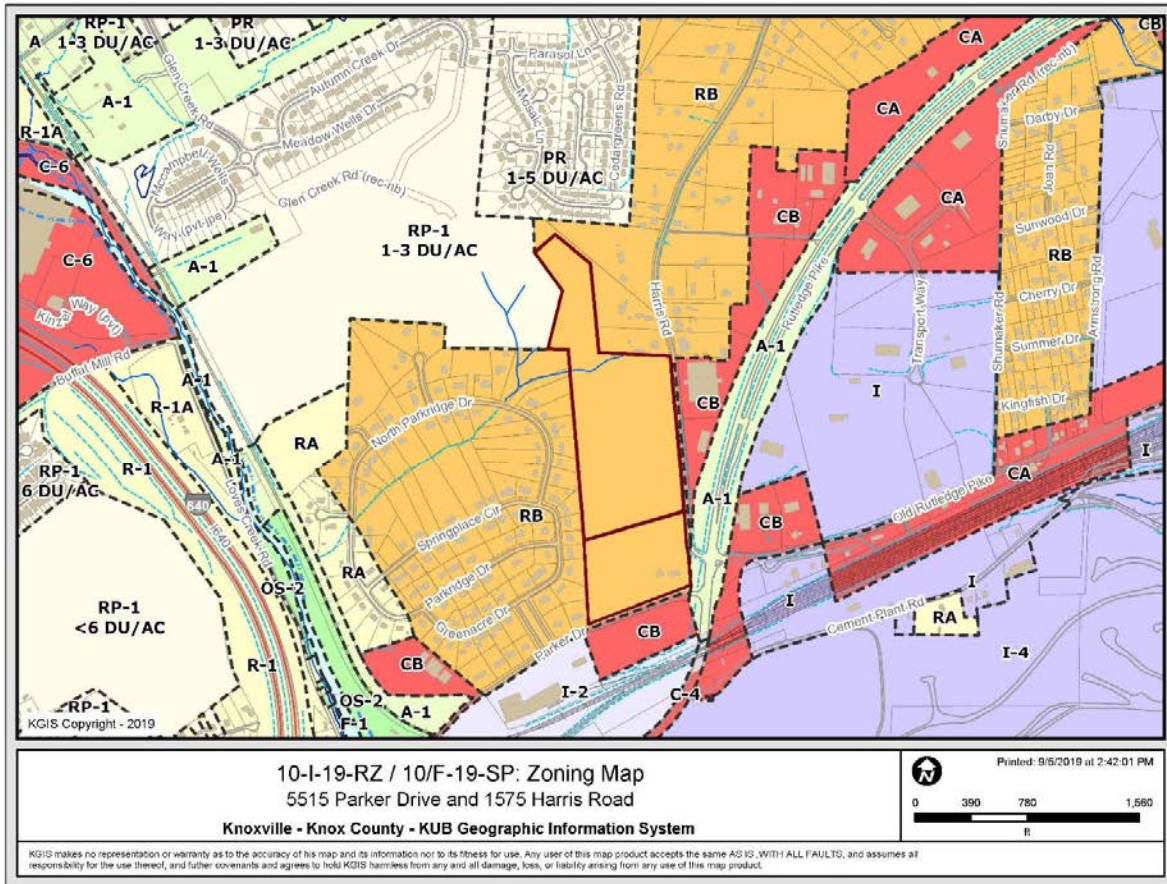


# 10-I-19-RZ / 10-F-19-SP Exhibit B. Contextual Images





# 10-I-19-RZ / 10-F-19-SP Exhibit B. Contextual Images







# DEVELOPMENT REQUEST

## DEVELOPMENT

- ☐ Development Plan  
☐ Use on Review / Special Use

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☒ Plan Amendment  
☐ Rezoning



Brelsford Properties General Partnership

Applicant

October 10, 2019

10-I-19-RZ / 10-F-19-SP

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Eric Brelsford

Brelsford Properties General Partnership

Name

Company

2214 McCampbell Wells Way

Knoxville

TN

37924

Address

City

State

Zip

(865) 254-4963

eford@me.com

Phone

Email

## CURRENT PROPERTY INFO

Mary Parker Slack  
Nancy Parker Brummett  
Patricia Parker Watkins

5312 Angeles Dr Knoxville TN 37918

(865) 567-5788

Owner Name (if different)

Owner Address

Owner Phone

(1.) 5515 Parker Drive, Knoxville, TN (1.) 060 07903  
(2.) 1575 Harris Road, Knoxville, TN (2.) 060 079

Property Address

Parcel ID

N/S Parker Dr., w/s Harris Rd

(1.) 9.20 acres  
(2.) 24.66 acres = 33.86 acres

General Location

Tract Size

Co. Commission 8

RB

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

MDR

Vacant & Rural Residential

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Northeast County

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT

- ☐ Development Plan ☐ Use on Review / Special Use
- ☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: PC  
Proposed Zoning

☒ Plan Amendment Change: O  
Proposed Plan Designation(s)

☒ ~~warehouse~~ warehouse/office park

☒ Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat only)
- ☐ Use on Review / Special Use (Concept Plan only)
- ☐ Traffic Impact Study

FEE 1:

2293.00

FEE 2:

800.00

FEE 3:

3093.00 = 3093.00

TOTAL:

## AUTHORIZATION

*Sherry Michienzi*  
Staff Signature

SHERRY MICHIEZI  
Please Print

Date

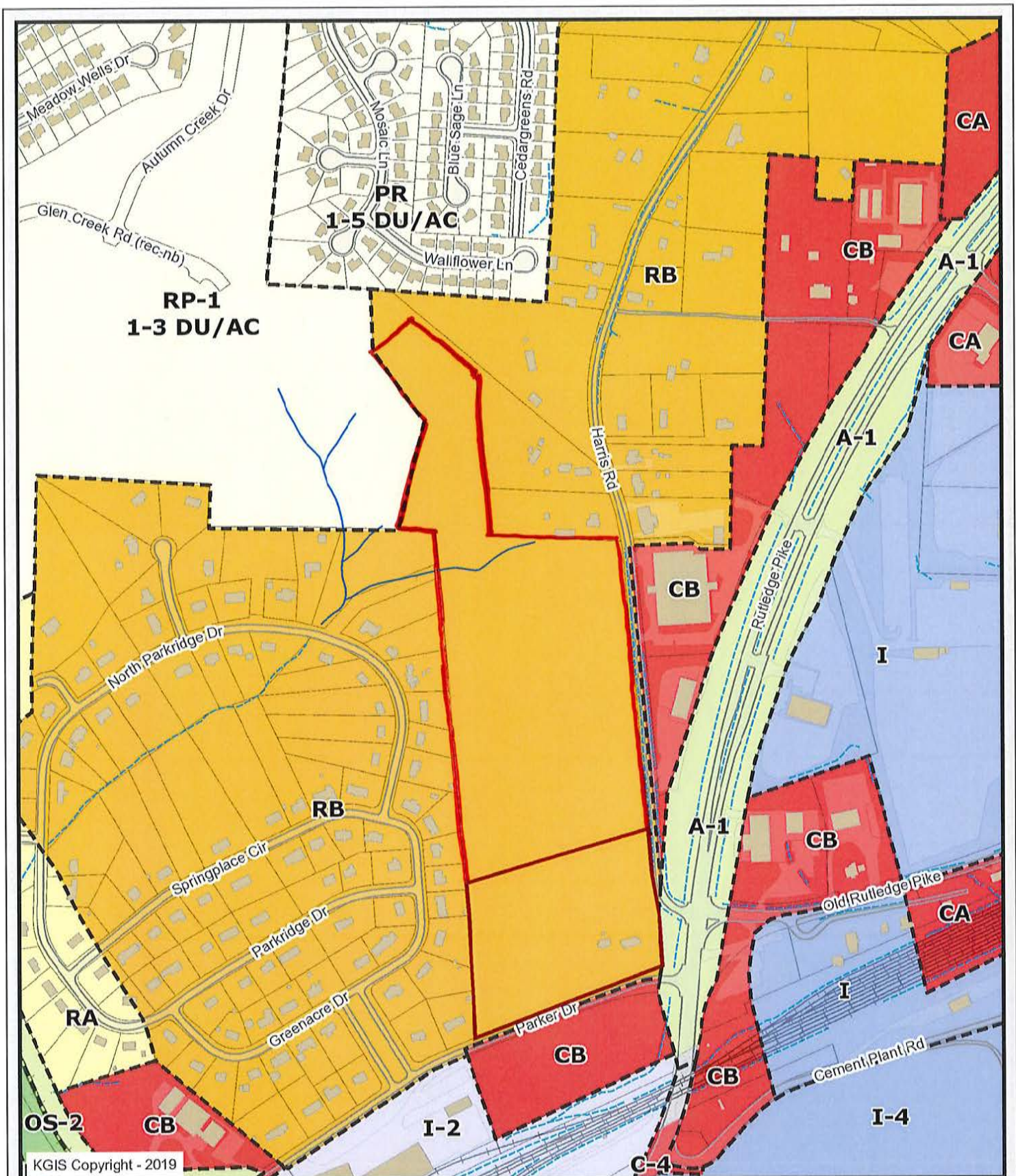
*Eric Brelsford*  
Applicant Signature

Eric Brelsford - Managing Partner

Please Print

8/26/2019  
Date





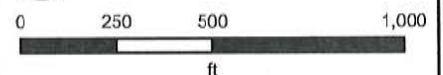
5515 Parker Dr & 1575 Harris Rd

Knoxville - Knox County - KUB Geographic Information System

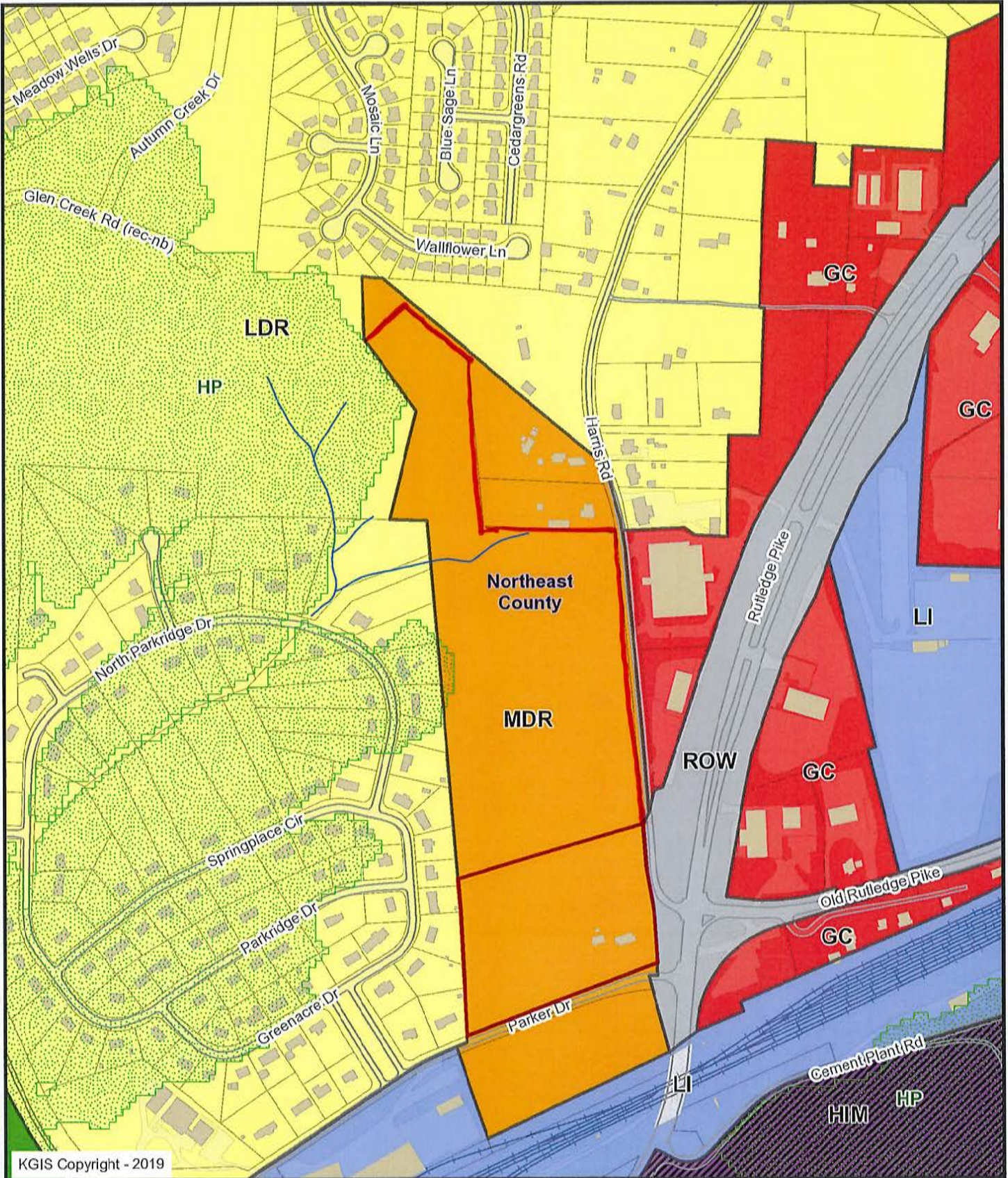
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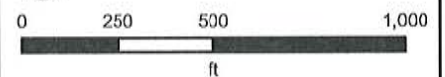


5515 Parker Dr & 1575 Harris Rd

Knoxville - Knox County - KUB Geographic Information System



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## Source: KGIS

08/23/2019



## Source: KGIS

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08/23/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
N8	60			79		1575 HARRIS RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
				-	-	=		0.00 - A.C. Deeded
								24.66 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
PARKER JOHN ALFRED				10/7/1965	<a href="#">WB33</a>	997		5515 PARKER DR KNOXVILLE, TN 37914
				1/6/1967	<a href="#">1342</a>	722		
				12/15/1971	<a href="#">1470</a>	586		
PARKER LOIS W & PATRICIA PARKER WATKINS & NANCY PARKER BRUMMETT ETAL				7/22/2003	<a href="#">20030723</a>	0009592		5312 ANGELES DR KNOXVILLE, TN 37918

## Remarks

ATTRIBUTES FROM NCR LOADER

<i>Parent Parcel</i>	<i>Parent Instrument Number</i>
<i>Previous Parcel ( Split From )</i>	<i>Next Parcel ( Merged Into )</i>

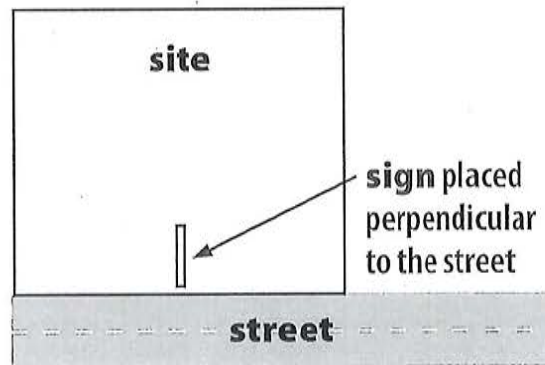
## REQUIRED SIGN POSTING AGREEMENT

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:

Sept 25 (Wed) and Oct. 11 (Fri)  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Eric Brelsford

Printed Name: Eric Brelsford

Phone: (865) 254-4963 Email: eford@ME.com

Date: 8/26/2019

MPC File Number: 10-I-19-RZ / 10-F-19-SP