



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-P-20-RZ **AGENDA ITEM #:** 25
 10-G-20-SP **AGENDA DATE:** 10/8/2020

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS
 OWNER(S): Danny Edsell / Fortress Corporation

TAX ID NUMBER: 137 22301,22802, 22803, 22804 [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 Mountain Grove Dr. and 0, 105 and 115 W. Marine Rd.

▶ **LOCATION:** North side of W. Marine Rd., west side of S. Chapman Hwy., east side of Smoky Grove Rd.

▶ **TRACT INFORMATION:** 7.3 acres. This request includes 0 W. Marine Rd, 115 W. Marine Rd., & 105 W. Marine Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to this parcel is via Mountain Grove Drive, a minor collector with a pavement width of 60 feet within a right-of-way of 85 feet. Access is also via Smoky Grove Road, a local street with a pavement width 31 feet within a right-of-way width of 57 feet.

UTILITIES: Water Source: Knox-Chapman Utility District
 Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** GC (General Commercial) & MDR (Medium Density Residential) / CA (General Business) & A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant, single family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: 12-O-04-RZ: A, RA, RB to CA

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Commercial, office - GC (General Commercial)
 South: Rural residential, single family residential - LDR (Low Density Residential)
 East: Agriculture/forestry/vacant - GC (General Commercial)
 West: Agriculture/forestry/vacant - MDR (Medium Density Residential), GC (General Commercial)

NEIGHBORHOOD CONTEXT: This area is adjacent to the commercially zoned corridor along Chapman Highway the commercial node at the intersection with John Sevier Highway, it abuts low density residential areas to the south.

STAFF RECOMMENDATION:

▶ **Approve the O (Office) designation because it compatible with the surrounding development.**

▶ **Approve OB (Office, Medical and Related Services) zoning because it provides a transition zone to buffer the low density residential uses from the commercial 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. No major changes have occurred, however the O (Office) land use designation provides for a better transition between the commercial uses along Chapman Highway and the adjacent LDR (Low Density Residential) areas.

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area, however, a transition land use classification designation to buffer between the commercial and residential area is more appropriate.

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

1. This area is within the Planned Growth Area of the Growth Policy Plan.

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. No major changes have occurred in this area, however as the commercially zoned nodes continue to build out providing a lesser intense zone district to buffer the adjacent residential land uses become more necessary.

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

1. The OB (Office, Medical, and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The existing infrastructure in this area includes roads and utilities supporting the existing commercial areas.

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 adjacent zone districts are primarily commercial.
2. This rezoning should benefit the adjacent residential areas as a transitional zone from the commercial corridor.

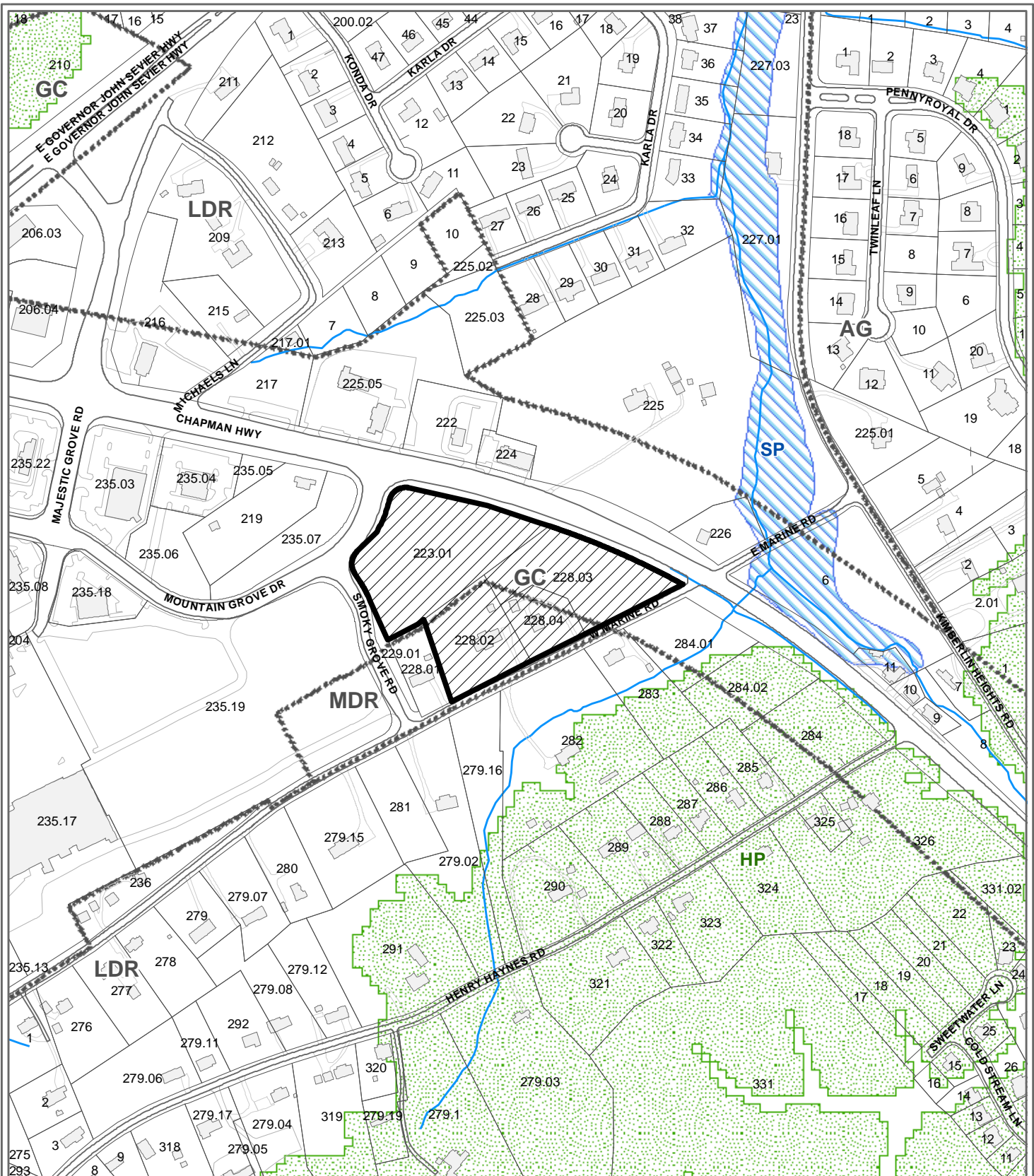
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the sector plan as amended.
2. The proposed amendment does not appear to be in conflict 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 11/16/2020. 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-G-20-SP / 10-P-20-RZ
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: GC (General Commercial) & MDR (Medium Density Residential)
To: O (Office)



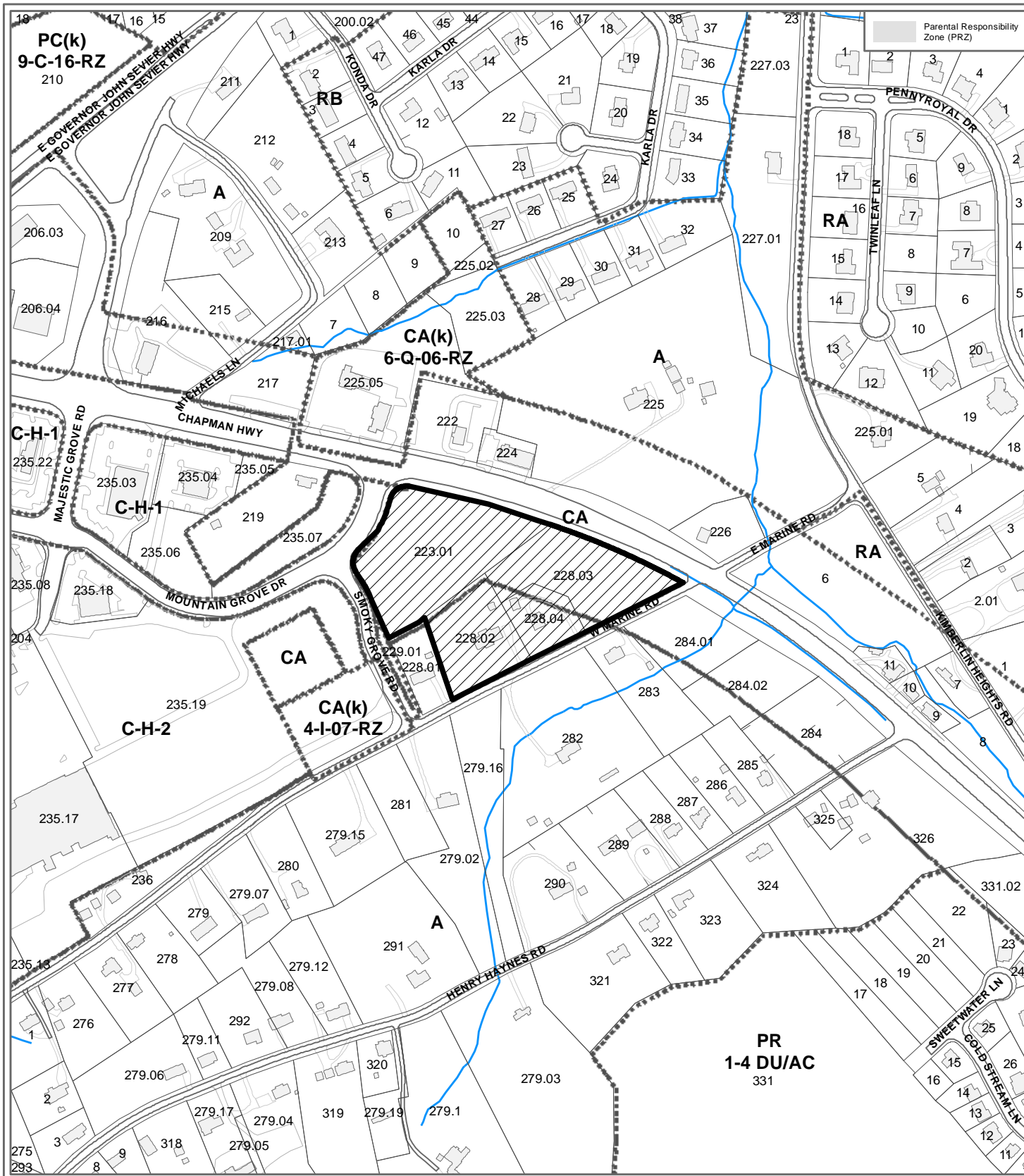
Petitioner: Land Development Solutions

Map No: 137

Jurisdiction: County



Original Print Date: 9/1/2020 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**10-P-20-RZ
REZONING**

From: CA (General Business) & A (Agricultural)
 To: OB (Office, Medical, and Related Services)



Original Print Date: 9/1/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Land Development Solutions

Map No: 137
 Jurisdiction: County



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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, Land Development Solutions, LLC has submitted an application to amend the Sector Plan from General Commercial and Medium Density Residential to Office, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the South 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 8, 2020, 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 South County Sector Plan, with its accompanying staff report and map, file #10-G-20-SP.

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

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

Date

Chairman

Secretary

Exhibit B. 10-P-20-RZ & 10-G-20-SP Contextual Images

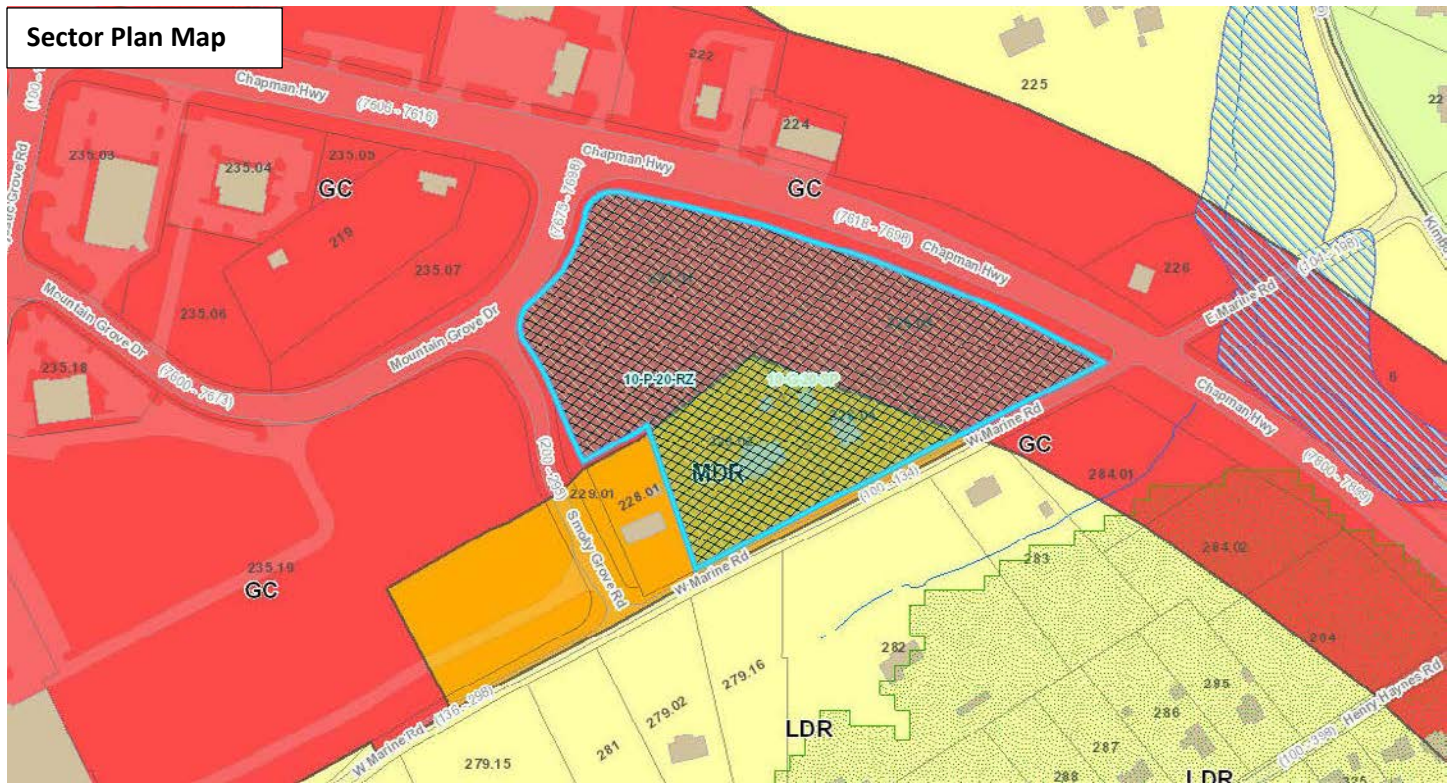
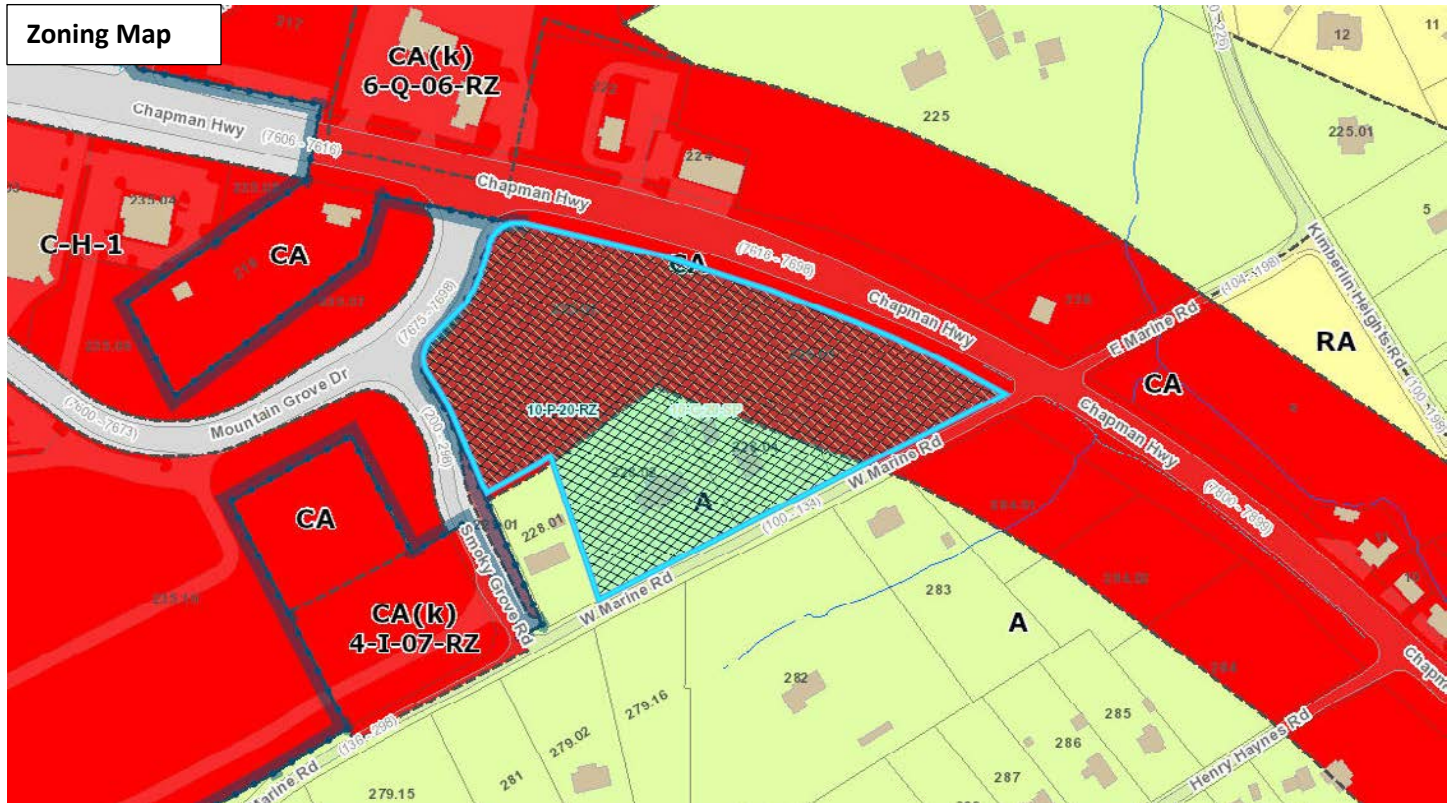


Exhibit B. 10-P-20-RZ & 10-G-20-SP Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Land Development Solutions

Applicant Name	Affiliation	
8/24/20	October 8, 2020	10-P-20-RZ
Date Filed	Meeting Date (if applicable)	File Number(s)
		10-G-20-5P

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

E J Baksa, Jr

Land Development Solutions

Name	Company		
310-K Simmons Rd	Knoxville	TN	37922
Address	City	State	Zip
865-671-2281	rbaksa@ldstn.com		
Phone	Email		

CURRENT PROPERTY INFO

Fortress Corporation - Danny Edsell 1420 Centerpoint Blvd Bldg C 37932 865-531-5797

Owner Name (if different)	Owner Address	Owner Phone
0 Mountain Grove Dr, 0 W Marine Rd, 105 W Marine Rd, 115 W Marine Rd	13722301, 13722803, 13722804, 13722802	

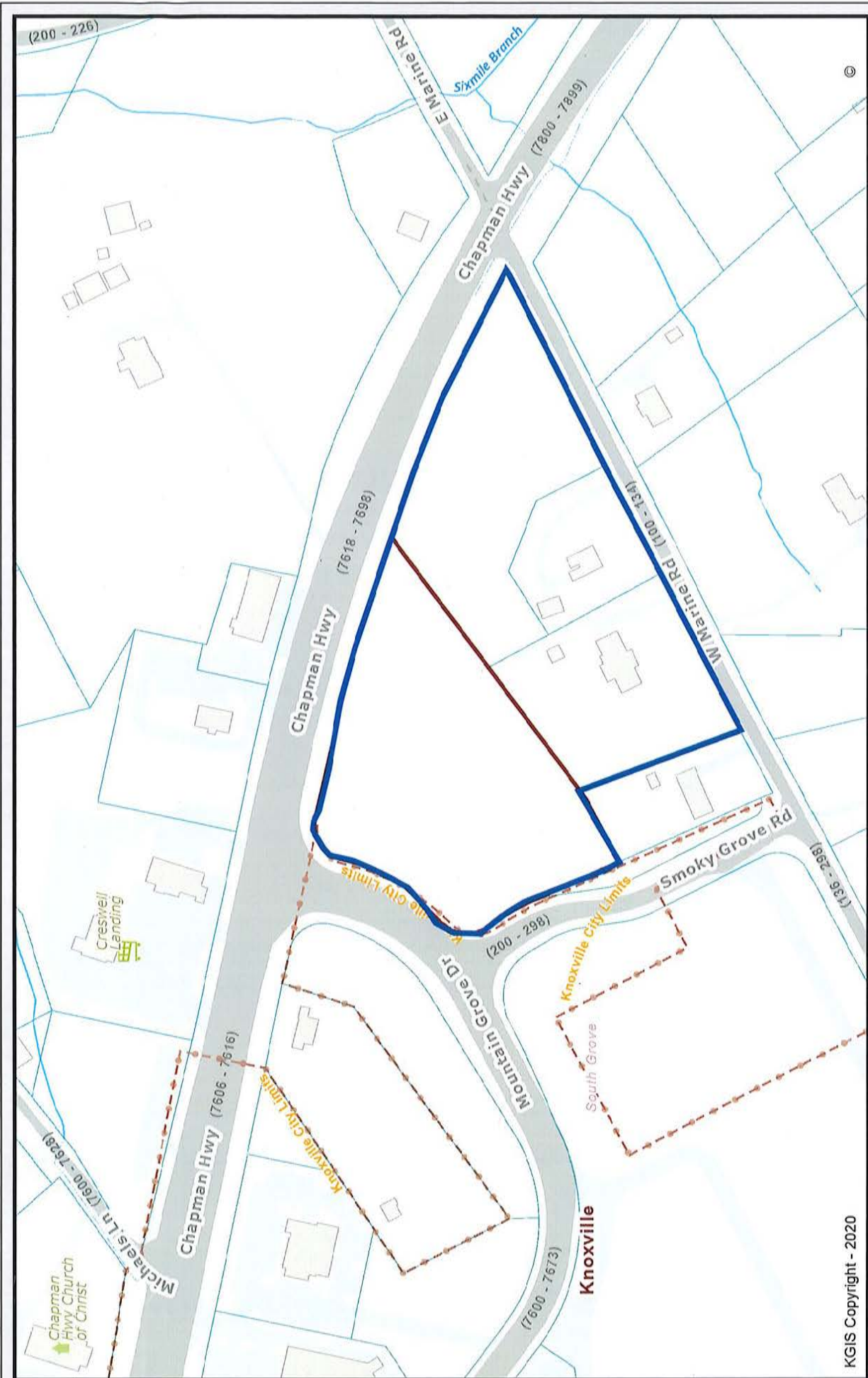
Property Address	Parcel ID
N/S W Marine Rd, at S Chapman Hwy	7.3 acres
South Knox County Chapman Hwy at Mountain Grove	E/S Smoky Grove Rd

General Location	Tract Size
Knox County 9	CA & A
Jurisdiction (specify district above)	Zoning District
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	

South County	GC & MDR	Planned Growth
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Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant & Residential	N	Knox Chapman UD KUB

Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider
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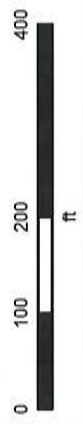
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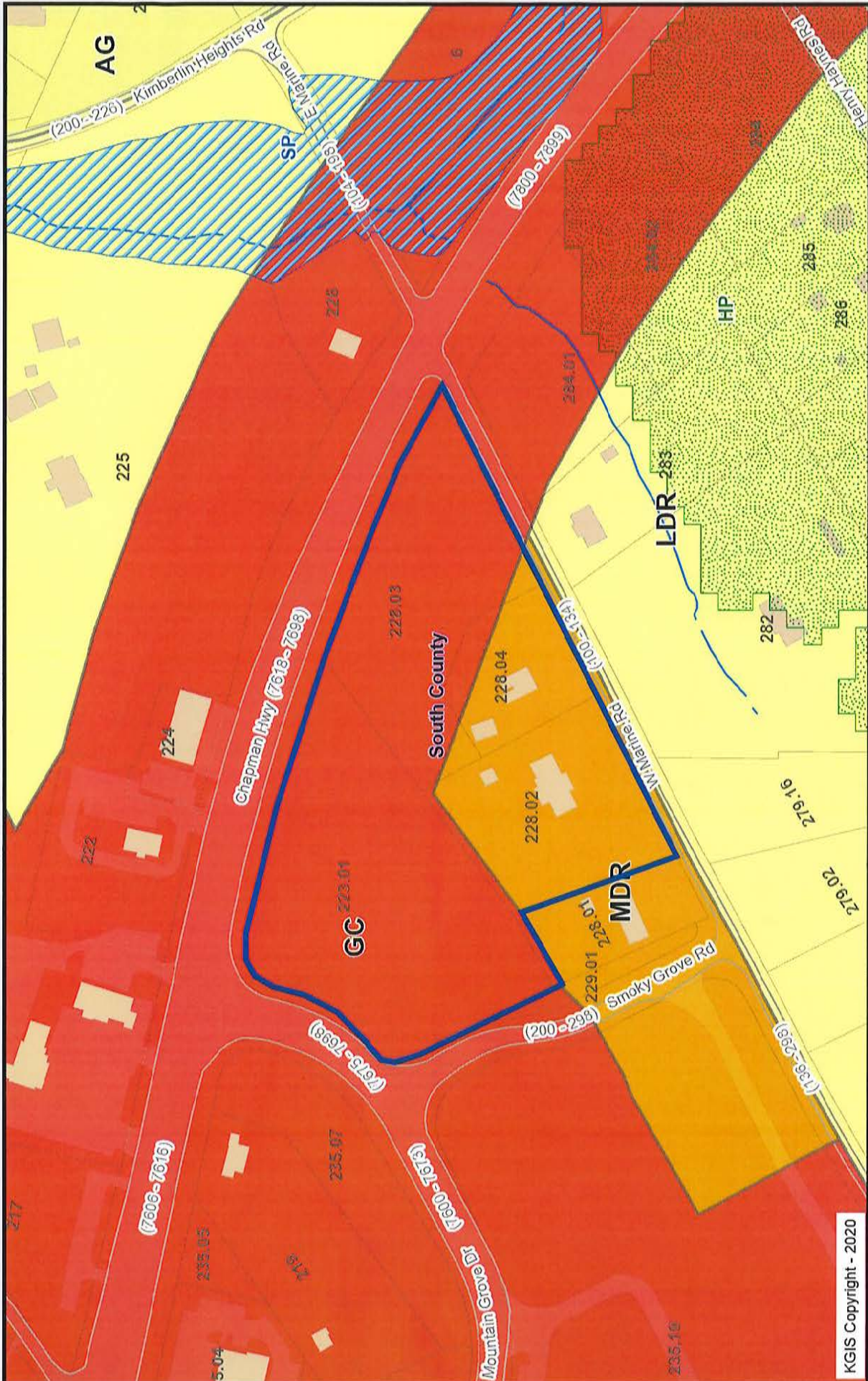
Chapman Hwy Properties

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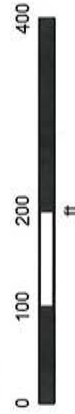


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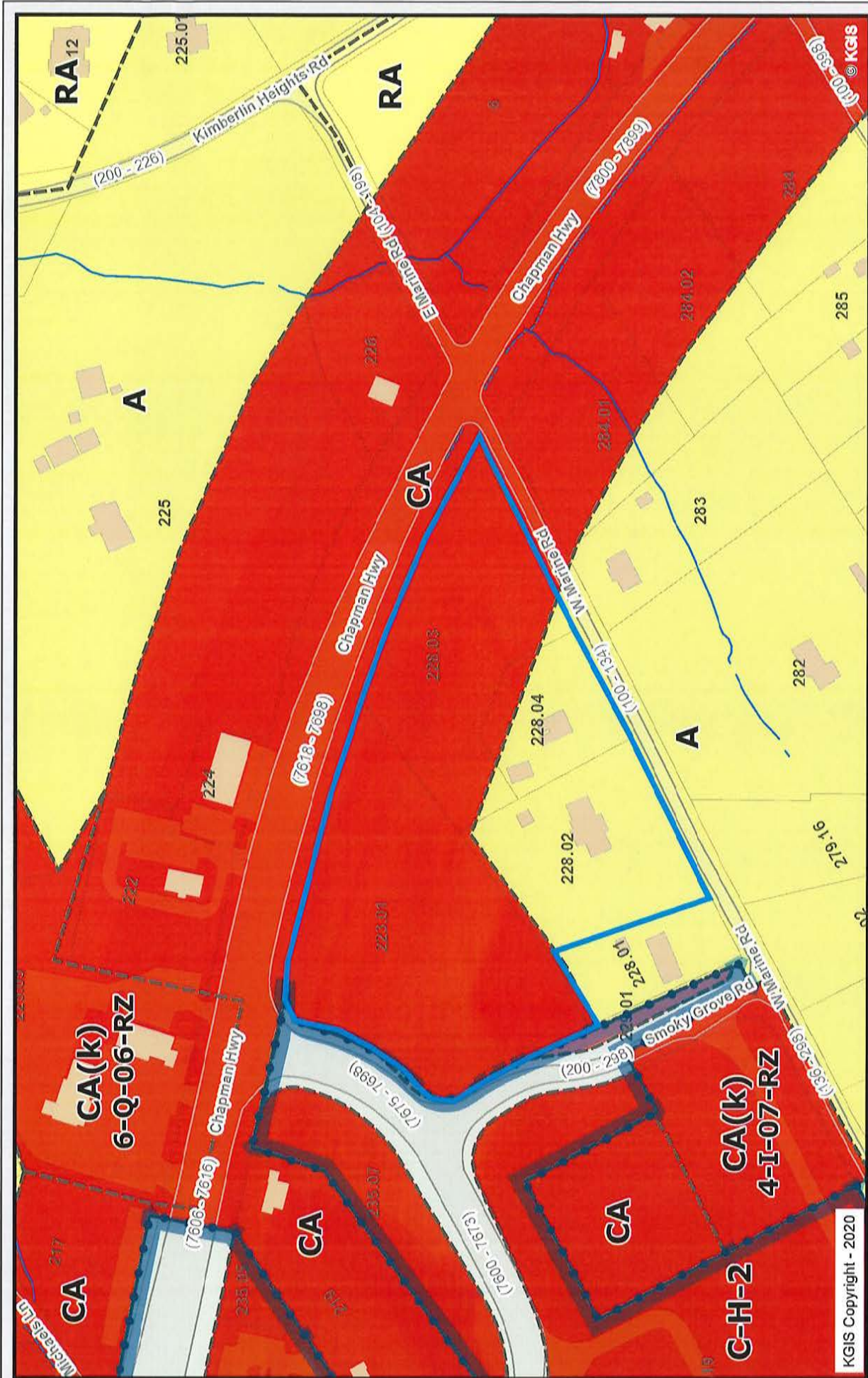
Chapman Hwy Plan Amendment

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Chapman Hwy Zoning

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