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Comments on 11-E-20-SP and 11-M-20-RZ, request to amend the sector plan and rezone 1630 Osborn Rd from LDR / A to GC / CA.

The requested Sector Plan amendment to General Commercial is not appropriate. The 2010 East County Sector Plan, Appendix A Land Use Classifications, states this on page 59:

RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS . . . continued		
<b>Regional Commercial (RS)</b> This land use includes retail and service-oriented development that meets the needs of residents across Knox County and surrounding areas. Development typically exceeds 400,000 square feet; malls have been a typical form and 'life-style centers' (e.g. Turkey Creek) are examples of regional-oriented commercial uses. Regional commercial uses may also be considered in Regional Centers (see Mixed Use and Special Districts).		
<b>Location Criteria:</b> <ul style="list-style-type: none"> <li>Flat sites (under 10 percent slope)</li> <li>Locate near interstate interchanges with major arterial highway access</li> <li>Water, sewer, gas and stormwater systems should be capable of handling the development</li> <li>Vehicular and pedestrian connections should be accommodated between components of the development</li> </ul>	<b>Recommended Zoning and Programs:</b> Because of the magnitude of the traffic and environmental impacts, planned zones should be used.  City: SC-3, PC-1 and PC-2  County's Planned Growth Boundary: PC	<b>Other Zoning to Consider:</b> As infill development within areas already zoned C-3, C-4, C-5 in the City CA, CB and SC in the County
<b>General Commercial (GC)</b> This category includes previously developed strip commercial corridors providing a wide range of retail and service-oriented uses. Such land use classification and related zoning should not be extended because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones.		
<b>Location Criteria:</b> <ul style="list-style-type: none"> <li>Existing commercial areas</li> </ul>	<b>Recommended Zoning and Programs:</b> City: C-6 and PC-1 County's Planned Growth Area: PC New corridor design overlays when designated as special districts (see Mixed Use and Special Districts)	C-3, C-4, C-5, SC-1, SC, CA and CB for infill commercial development in areas previously zoned for commercial uses

For clarity: General Commercial (GC): This category includes previously developed strip commercial corridors providing a wide range of retail and service-oriented uses. **Such land use classification and related zoning should not be extended** because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones

No Sector Plan amendment is justified due to changing conditions. Nor is a sector plan amendment to General Commercial appropriate because that classification is explicitly called out to not be extended in the East County Sector Plan.

This parcel is 4.15 acres located on a major collector street, but since it is not at an intersection it really doesn't meet the criteria for a sector plan designation of RC or NC.

Rezoning (11-M-20-RZ) to CA is also inappropriate. The CA zone is a legacy zone that is no longer desired to be used; CN, CR are more appropriate zones.