

TTCDA

Graham – Yarnell Farm

BP to CA (General Business)

Plan Amendment requested from RA to CC

PGA

When is the quarterly plan amendment meeting?

There are many things to consider regarding this parcel.

1. This is a century farm. Carving out 1.02. The BP zoning definitely doesn't "fit".
2. TTCDA does not have authority to review or consider the place type change in the Comp Plan that has been requested, so this made the decision making process for me a bit more complicated.
3. A residential home is adjacent east of this parcel.
4. We have a significant challenge with road congestion in this area, Therefore, there is a road widening plan in place and that was presented to the community just last week that will take this area to 5 lanes and the county will need to acquire a right of way directly in front of this parcel.
5. Because of the road improvements beginning this winter, EPW would like to require a Traffic Impact Analysis to review and assess proposed access points. Ideally, the county would like for access to this parcel to line up with Valley Vista and the new traffic signal that is coming. This means that the applicant would need to get an access easement from the adjacent property owner. In the absence of that, EPW would require the applicant to push access as far west as possible and ensure that access complies with the new road improvements plan AS THE 5 lanes tapers in that immediate area.
6. County Engineering has planned a retaining wall in that area, in front of this parcel so the applicant would need to lower his grading site to eliminate or lessen height.
7. Last, I would like to see a CN (Commercial Neighborhood) zoning here that requires a landscaping plan that conforms to the character of the adjacent Century Farm. CA does not require a landscaping plan and also allows larger signs and is less compatible to the neighboring farm. (signs buried in the regs 3.9.90) CN is partially related to the CC Place Type that the applicant is requesting, but with these conditions it would more closely align than CA

I request consideration of the following conditions as guided by Knox County Engineering and Public Works: 1. design plan will allow for the planned road improvements inclusive of the needed right of way, 2. a TIA will be completed and reviewed by EPW for additional requirements such as access points, lowering grading site, alignment to traffic signals, and access to the parcel will be as far west as possible, and 3. a landscape design plan will be included that conforms to the character of the adjacent Century Farm.