

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-B-07-RZ **Related File Number:** 3-A-07-SP
Application Filed: 2/1/2007 **Date of Revision:**
Applicant: GRAHAM CORPORATION

PROPERTY INFORMATION

General Location: Southeast side of Maynardville Pike, southwest side of Quarry Rd.
Other Parcel Info.:
Tax ID Number: 29 021, 025, & 031.01 **Jurisdiction:** County
Size of Tract: 20 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Shopping Center **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & F (Floodway)
Former Zoning:
Requested Zoning: PC (Planned Commercial) & F (Floodway)
Previous Requests: Front portion of parcel 021 was rezoned to PC (5-B-03-RZ/5-C-03-SP) in 2003.
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PC/F (Planned Commercial)/ (Floodway) zoning of this area

Staff Recomm. (Full):

The Engineering design documentation for the relocation of this stream section is under review now by the various government agencies requiring approval. When this study has been approved and the actual realignment of the creek have been completed and approved by the local state and federal review agencies, the county's zoning map may be amended as provided by Article 5.70.04 of the Zoning Ordinance of Knox County Tennessee and the commercial development of the site may proceed on this portion of the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Commercial use of these parcels would continue a commercial development trend along this portion of Maynardville Pike, between E. Emory Rd. and Quarry Rd. and the Willow Fork creek would continue to provide a natural buffer to the southeast side of the commercial property.
- 3. The State Department of Transportation predicts that average daily traffic volumes will reach 20,000 vehicles per day by 2010 on Maynardville Hwy, which suggests that the property between the highway and the creek, wherever it is located, is best suited for non-residential development.

THE EFFECTS OF THE PROPOSAL

- 1. Commercial/Stream Protection designation and PC/F zoning on these parcels will increase the traffic volumes and turning movements in this area of Maynardville Hwy. The applicant has submitted a traffic impact study in support of this application
- 2. Commercial lighting and noise will increase in the area, but will continue to be buffered from established residential development to the east by the floodway and associated vegetation located along the southeast property line. Additional mitigation of impacts can be required through planned commercial zoning by MPC as part of the use on review development approval process.
- 3. Public water and sewer are available to the site.
- 4. Commercial designation and zoning are consistent with the commercial zoning and uses found to the north and south of this site along Maynardville Pike, and are appropriate along this section of highway.
- 5. The relocated Floodway extending along the southeast side of the parcels will continue to provide a natural buffer for the property to the southeast of this site. The Knox County Engineering Department will monitor the protection of this stream and its flood carrying capacity.
- 6. A traffic impact study indicates that signalized intersections and the proposed new road will accommodate the retail proposal for this site and minimize its impact.
- 7. Additional properties can be expected to be requested for commercial or office rezoning in the future, if this request is approved.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Knoxville / Knox County Growth Policy Plan designates these parcels as Planned Growth.
- 2. The sector plan proposes low density uses and stream protection of these parcels. The requested amendment would show the property for C/STPA (Commercial)/(Stream Protection) for this area.
- 3. PC commercial uses developed along this section of Maynardville Pike would be consistent with established commercial zoning and uses found to the north and south of these parcels.
- 4. Commercial use of these parcels would be compatible with the scale and intensity of nearby commercial development and the zoning pattern found along this highway.

MPC Action:

Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action:

APPROVE PC (Planned Commercial) & F (Floodway)

Date of MPC Approval: 3/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/16/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: