

▶ **FILE #:** 4-G-06-RZ

AGENDA ITEM #: 63

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** WAYNE BROCK

OWNER(S): WAYNE BROCK

TAX ID NUMBER: 55 046

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side Clinton Hwy., northwest of Stanley Rd.

▶ **APPX. SIZE OF TRACT:** 2.34 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center turning lane within 90' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** RB (General Residential)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant commercial building

▶ **PROPOSED USE:** Office warehouse development

EXTENSION OF ZONE: Yes, extension of CA from the north and east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Clinton Hwy. - Business / CA (General Business)
 South: Mobile home park - RB (General Residential)
 East: Vacant property / CA (General Business)
 West: Dwelling / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with some commercial and residential uses fronting on Clinton Hwy., zoned CA and RB. A mobile home park development is located to the south and east of the subject property.

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the north and east, is compatible with surrounding land uses and is consistent with the sector plan. The property is located along Clinton Hwy., a 4 lane major arterial street with commercial development along most of its frontage.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. CA zoning is compatible with other properties in the immediate area that are also zoned CA for commercial use.
3. CA is a logical extension of commercial zoning from the north and east.
4. The property fronts on Clinton Hwy., a 4 lane major arterial street that has been developed as a commercial corridor.

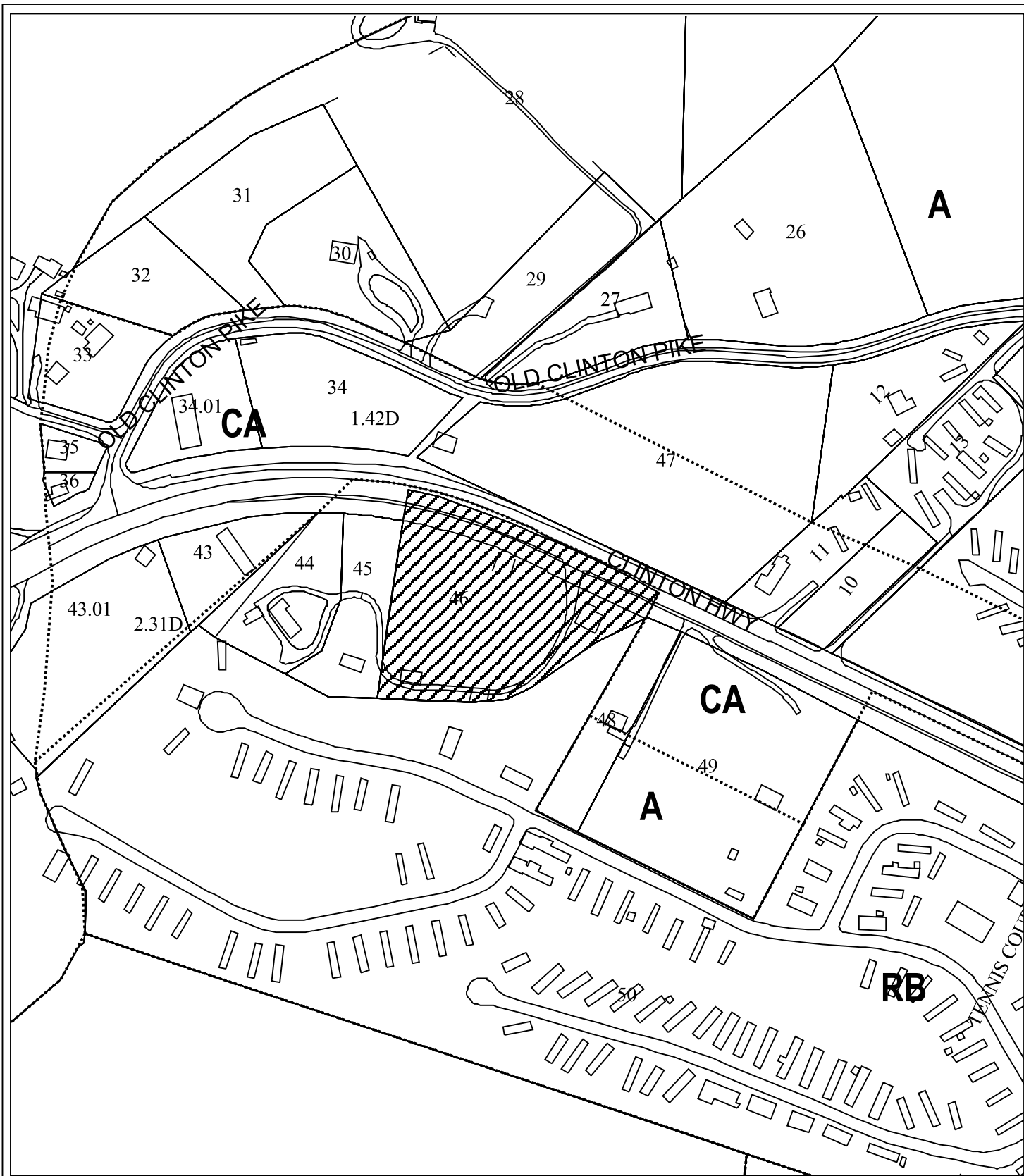
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The recommended CA zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes mixed uses for the site, consistent with the requested CA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for commercial zoning on other properties in the area which front on Clinton Hwy.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC'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 an MPC decision in the County.



**4-G-06-RZ
REZONING**

Petitioner: Wayne Brock

Map No: 55

Jurisdiction: County



From: RB (General Residential)
To: CA (General Commercial)

Original Print Date: 03/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902