

▶ **FILE #:** 4-H-06-RZ

**AGENDA ITEM #:** 64

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** JENNIFER WOLF

OWNER(S): BARBARA ROCHELLE

TAX ID NUMBER: 123 A C 001(PORTION) MAP ON FILE.

JURISDICTION: City Council District 1

▶ **LOCATION:** East side Martin Mill Pike, south side Keeble Ave.

▶ **APPX. SIZE OF TRACT:** 0.56 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Martin Mill Pike, a minor arterial street with 22' of pavement within a 50' right-of-way and Keeble Ave., a local street with 20' of pavement within a 40' right-of-way..

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Retail space

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: MPC and City Council approved One Year Plan amendment for NC (Neighborhood Commercial) designation (1-H-06-PA)

SURROUNDING LAND USE AND ZONING: North: Medical office / O/LDR/R-2 Residential

South: Business / GC/C-3 Commercial

East: Residences / LDR/R-2 Residential

West: Businesses / GC/C-1 and C-3 Commercial

NEIGHBORHOOD CONTEXT: This developed residential property is adjacent to commercial uses to the south and west and residential uses to the east, developed within R-2, C-1 and C-3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-1 (Neighborhood Commercial) zoning)**

C-1 and neighborhood commercial uses are compatible with the surrounding development and zoning pattern and will protect the adjoining residential uses from more intense commercial uses allowed under GC permitted commercial zones.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The NC-1 zone is compatible with the scale and intensity of the surrounding commercial and residential development and C-1, O-1 and R-1A zoning.
2. The subject property is located within an LDR designated area adjacent to GC designated property to the south and west and single family dwellings to the east, southeast and northeast.

3. The C-1 permitted uses on this site would not be a significant intrusion into the established neighborhood.
4. This C-1 zoning proposal may generate future non-residential plan amendments and C-1 zoning requests within the neighborhood.
5. The C-1 zone is compatible with the Vestal neighborhood commercial center at Martin Mill Pike and Ogle Ave. which have been the focus of redevelopment planning in recent years,

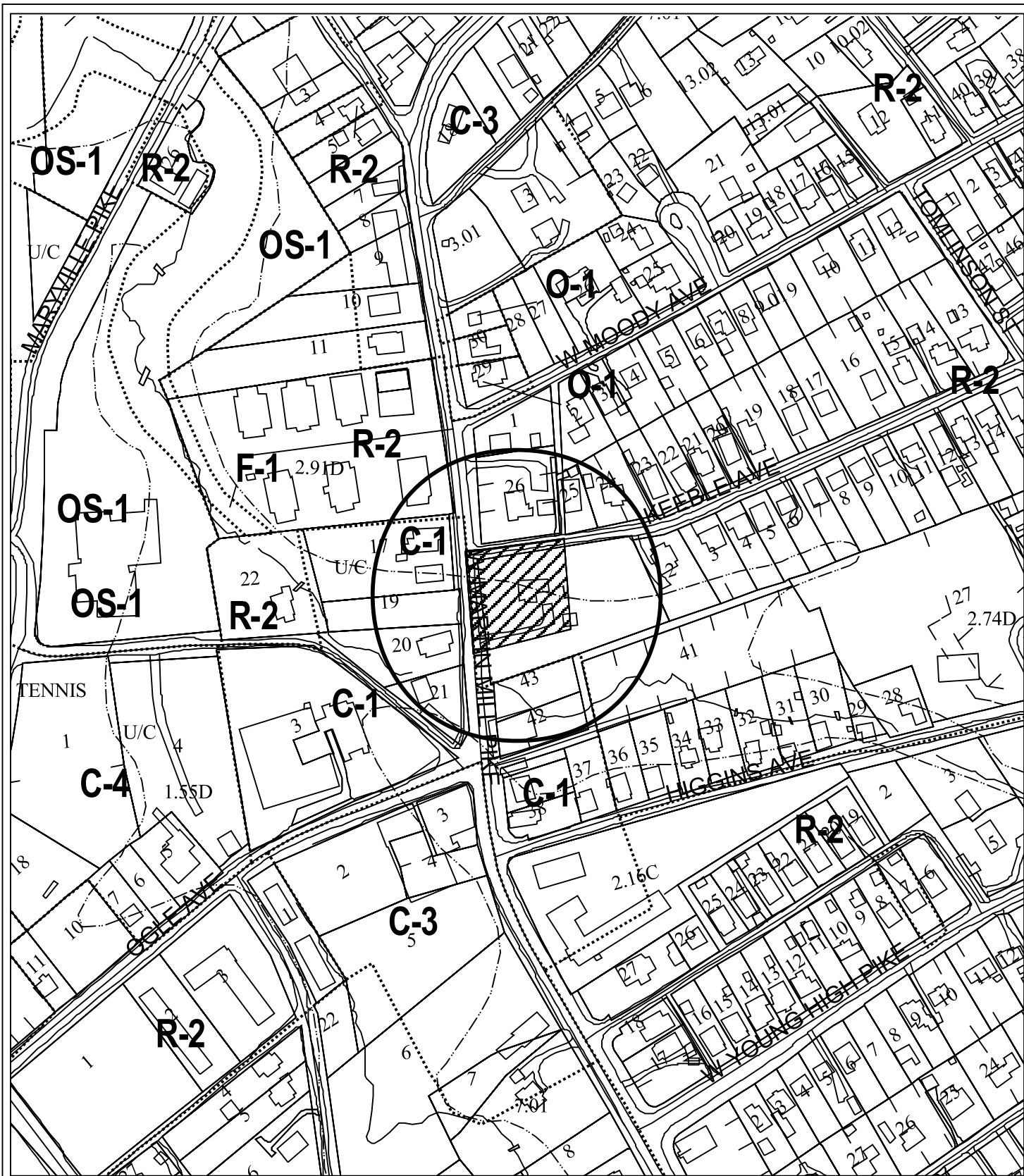
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The C-1 zone is compatible with adjoining commercial and residential development and will have a minimal impact on the established residential housing along Keeble St.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the final approval of the GC One Year Plan amendment, C-1 zoning would be consistent with the City of Knoxville One Year Plan.
2. The South City Sector Plan proposes office uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future One Year Plan and C-1 rezoning requests for commercial uses on adjacent residential properties in this area, especially properties with frontage on W. Martin Mill Pike.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-H-06-RZ  
REZONING**

Petitioner: Jennifer Wolf

Map No: 123

Jurisdiction: City



From: R-2 (General Residential)  
To: C-1 (Neighborhood Commercial)

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