

▶ **FILE #:** 8-H-06-RZ

AGENDA ITEM #: 85

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** WALGO PARTNERS

OWNER(S): WALGO PARTNERS

TAX ID NUMBER: 94 I F 015

JURISDICTION: City Council District 3

▶ **LOCATION:** South side Middlebrook Pike, west of Glenn Ave.

▶ **APPX. SIZE OF TRACT:** 2.62 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with 4 lane median divided facility within 100-150' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Commercial building

▶ **PROPOSED USE:** General business

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Middlebrook Pike right of way - Dwellings / R-1A (Low Density Residential)
 South: Railroad right of way, parking / I-4 (Heavy Industrial)
 East: Church, warehouses / I-2 (Restricted Manufacturing & Warehousing)
 West: Market and deli / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed with light industrial and commercial uses on the south side of Middlebrook Pike, zoned I-2 and C-6. Residential uses are on the north side of Middlebrook Pike, zoned R-1A, and industrial uses are on the south side of the railroad tracks, zoned I-4.

STAFF RECOMMENDATION:

▶ **APPROVE C-6 (General Commercial Park) zoning.**

C-6 zoning is compatible with the surrounding land uses and zoning pattern and is consistent with the One Year Plan designation for the property.

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. C-6 zoning of this site to allow some commercial use of the existing building would be compatible with other established business uses in the area.
3. Other properties in the area have recently been rezoned C-6 for commercial development.

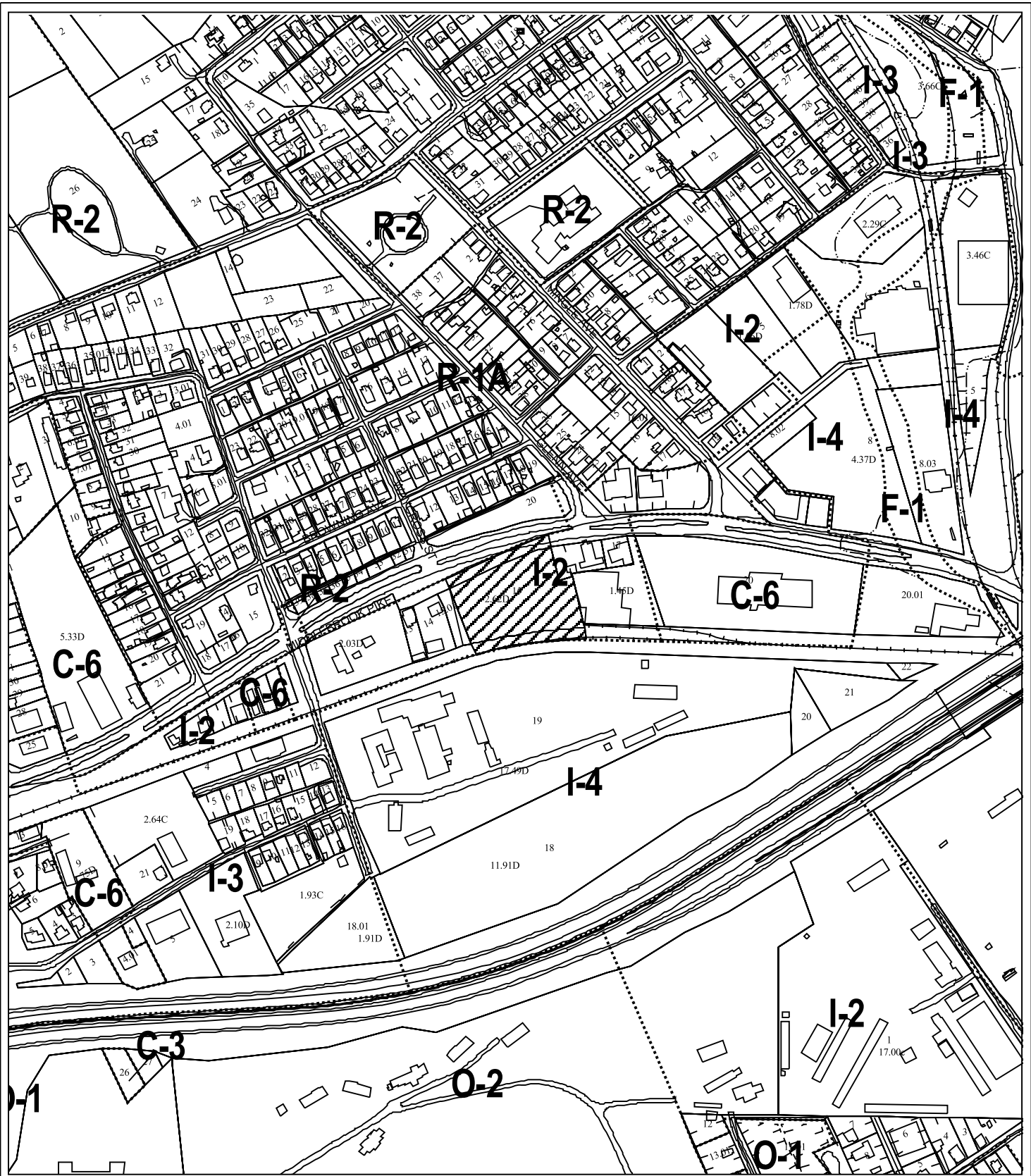
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Middlebrook Pike is a four lane major arterial street, capable of handling the additional traffic that will be generated by this development.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. C-6 zoning is consistent with the City of Knoxville One Year Plan, which proposes LI (Light industrial) uses for the site. C-6 zoning is an acceptable zone within the LI designation.
2. The Central City Sector Plan proposes office uses for the site, which are permitted under the recommended C-6 zoning.
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 could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

If approved, this item will be forwarded to Knoxville City Council for action on 9/12/2006 and 9/26/2006. 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.




**8-H-06-RZ
REZONING**

Petitioner: Walgo Partners

Map No: 94

Jurisdiction: City

 From: I-2 (Restricted Manufacturing and Warehousing)
To: C-6 (General Commercial Park)

Original Print Date: 07/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

