

▶ **FILE #:** 8-X-06-RZ

AGENDA ITEM #: 101

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): GARY R. WOODDALL

TAX ID NUMBER: 131 L B 002.01

JURISDICTION: City & County Council District 2

▶ **LOCATION:** Southwest side of Capital Dr., northeast of Fox Rd.

▶ **APPX. SIZE OF TRACT:** 0.2014 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Capital Dr., a local street with a 35' pavement width and a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** No Zone (formerly PC (Planned Commercial))

▶ **ZONING REQUESTED:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Unknown

EXTENSION OF ZONE: Yes, extension of PC-1 from south and east.

HISTORY OF ZONING: Property was rezoned PC in the County for development of commercial and business uses.

SURROUNDING LAND USE AND ZONING: North: Vacant / PC (Planned Commercial)

South: Vacant / PC-1 (Retail and Office Park)

East: Medical Clinic / PC-1 (Retail and Office Park)

West: Vacant / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT This area has developed with office and commercial uses under the PC, PC-1, C-6 and CA zoning.

STAFF RECOMMENDATION:

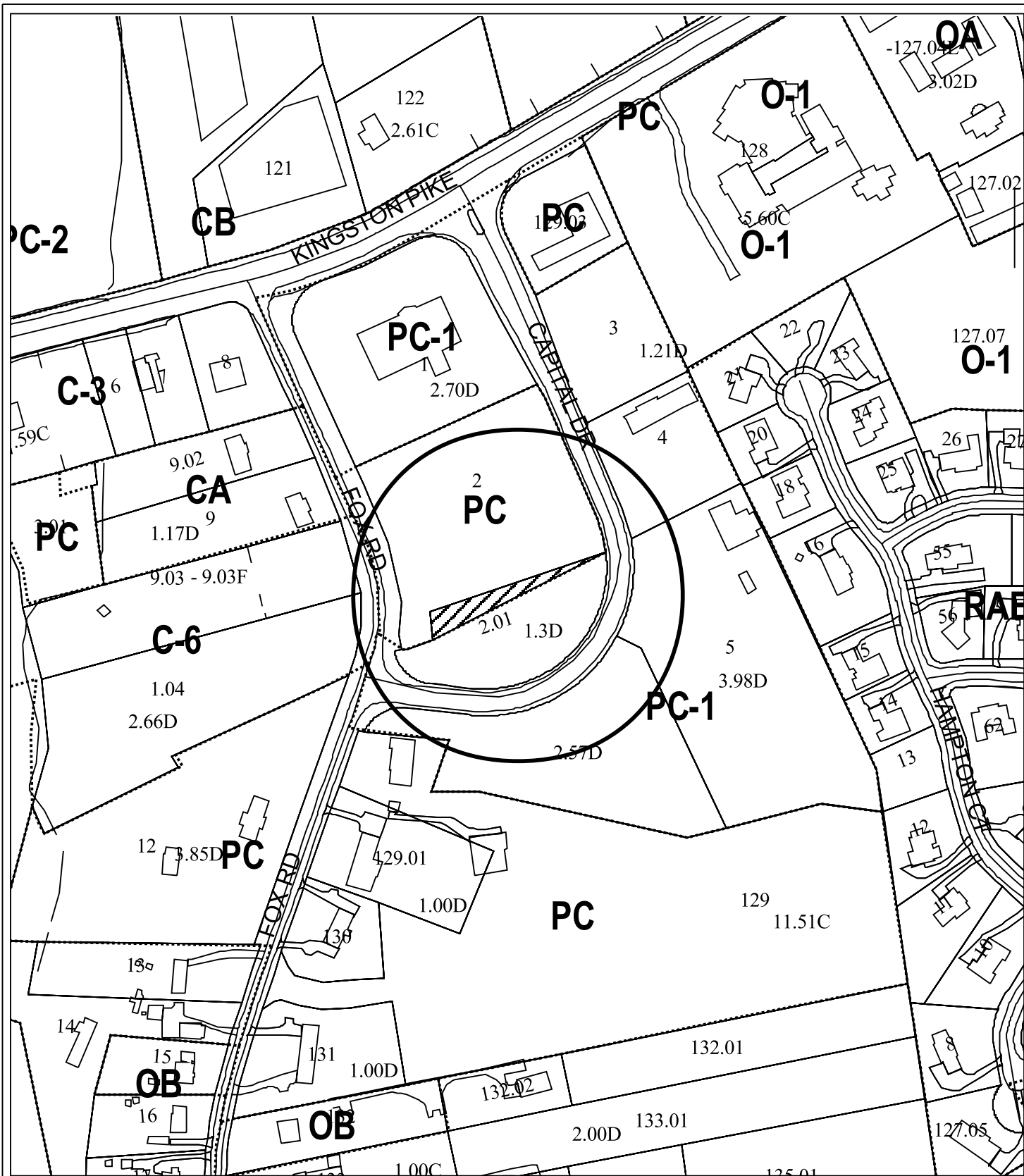
▶ **APPROVE PC-1 (Retail and Office Park) zoning.**

PC-1 zoning is compatible with surrounding development and the adjoining PC-1 and PC zoning, and is a comparable City zone to the former County PC zone. The sector plan proposes commercial use for this site.

COMMENTS:


Other properties in this area have been rezoned to PC-1 after annexation into the City.

If approved, this item will be forwarded to Knoxville City Council for action on 8/29/2006 and 9/12/2006. 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 & County.



**8-X-06-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 131
 Jurisdiction: City & County

 From: No Zone
 To: PC-1 (Retail and Office Park)

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

