

▶ **FILE #:** 12-R-06-RZ

**AGENDA ITEM #:** 79

**AGENDA DATE:** 12/14/2006

▶ **APPLICANT:** W & L PROPERTIES

OWNER(S): SAME

TAX ID NUMBER: 68 L D 022

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Shasta Dr., southeast of Cedar Lane

▶ **APPX. SIZE OF TRACT:** 0.34 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Shasta Dr. a local street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services)

▶ **ZONING REQUESTED:** C-1 (Neighborhood Commercial) and C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Retail development

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned O-1 in the 1990's

SURROUNDING LAND USE AND ZONING: North: Business / C-3 Commercial

South: Residences / R-2 Residential

East: Vacant land / C-3 and C-1 Commercial

West: Residence / O-1 office

NEIGHBORHOOD CONTEXT: This site is part of a block that has been converting from residential to nonresidential uses over the last 20 years under C-1 and C-3 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-3 and C-1 zoning to the same depth as the adjoining property to the northeast.**

C-3 and C-1 zoning as requested will allow this site to be combined and developed with the adjoining property with retail commercial uses. The One Year Plan proposes Mixed Use (O/GC) for this site and the sector plan proposes office uses.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The C-3 and C-1 proposals are consistent with the surrounding land uses and zoning patterns and the same zoning pattern as the adjoining property to the northeast which will be combined and developed with this site.
2. Both C-3 and C-1 are consistent with the GC plan designation for the site. C-1 zoning adjacent to Shasta Dr will ensure less intensive use of that part of the site and be more compatible with the adjacent residential properties to the southeast.
3. The site is located between commercial businesses zoned C-3 and O-1 and residential uses zoned R-2.

C-1 permitted uses are compatible with the adjoining uses, but would be less intense than permitted under the C-3 zoning.

4. The southeast side of Cedar Ln., northeast of Central Avenue Pike and southwest of the railroad has been the subject of several planning and zoning studies through the years trying to acknowledge the impacts of Cedar Lane traffic, while protecting the residential neighborhood to the south of Shasta Dr. The block between Cedar Ln and Shasta Dr., that includes this site, has been shown and zoned for office and commercial uses as the I-75/Cedar Ln interchange has evolved. This proposal continues this trend.

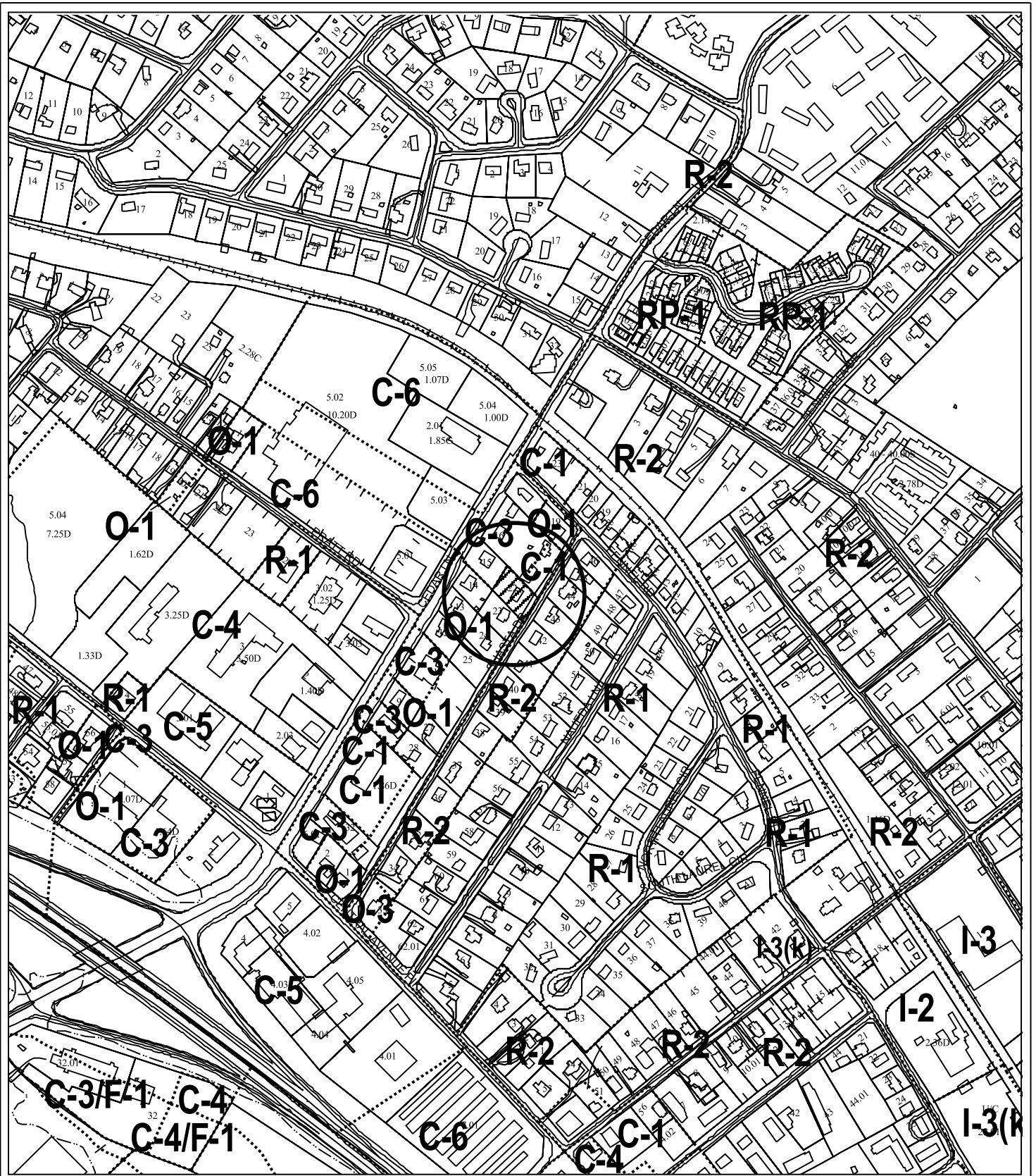
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The C-3 and C-1 zoning would have a minimal impact on streets and no impact on schools.
3. The C-3 and C-1 zoning are compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the C-3 and C1 zoning are consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes commercial uses for this site, consistent with the requested zones.
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 requests for C-3 and C-1 zoning on nearby properties.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. 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.



**12-R-06-RZ  
REZONING**

Petitioner: W & L Properties

Map No: 68

Jurisdiction: City



From: O-1 (Office, Medical, and Related Services)  
To: C-1 (Neighborhood Commercial) and C-3 (General Commercial)

Original Print Date: 11/20/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902