

▶ **FILE #:** 2-C-06-RZ

AGENDA ITEM #: 53

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** EMERALD WATER PROPERTY
 OWNER(S): EMERALD WATER PROPERTY, INC

TAX ID NUMBER: 68 PORTION OF 077 PORTIONS ZONED A

JURISDICTION: County Commission District 7

▶ **LOCATION:** West side Central Avenue Pike, south of Barberry Dr.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 21' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Self-service storage units and office retail

EXTENSION OF ZONE: Yes, extension of PC from the remainder of the parcel to the southwest.

HISTORY OF ZONING: MPC approved T (Transition) zoning on the property to the north on 3/14/02 (9-G-01-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land and dwelling / T (Transition)
 South: Business / CB (Business & Manufacturing)
 East: Central Avenue Pike - Dwellings / A-1 (General Agricultural)
 West: Retail business / PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and residential uses under A, A-1, PC, CB, C-3, C-6, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PC (Planned Commercial) zoning.**

PC is a logical extension of zoning from the remainder of the parcel to the southwest and is consistent with the sector plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PC zoning is a logical extension of zoning from the southwest and would establish the same zoning on the entire subject parcel, which is consistent with the sector plan.
2. PC zoning is compatible with the scale and intensity of the surrounding land use and zoning pattern.
3. PC zoning will require review and approval of a development plan as a use on review prior to issuance of any building permits. During this review, issues such as access, parking, landscaping and traffic circulation can be addressed.

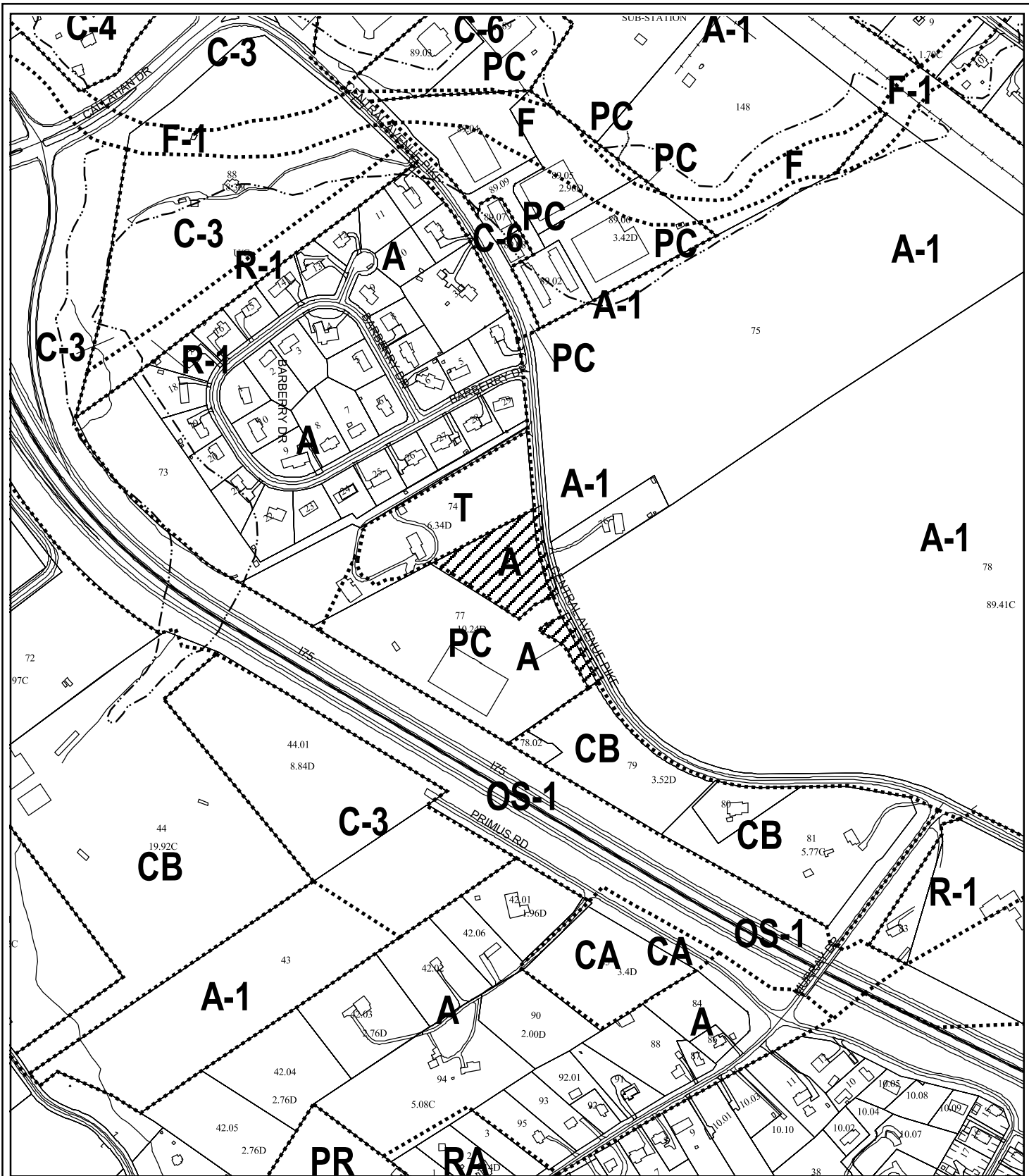
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposal will have no impact on schools. Central Avenue Pike is a minor arterial street with sufficient capacity to handle the additional traffic that will be generated by this proposal.
3. PC zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes commercial uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial or other zones on nearby properties in the future, especially on properties adjacent to the I-75 right of way and properties fronting on Central Avenue Pike, which are proposed for either office or commercial uses by the sector plan.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. 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.



**2-C-06-RZ
REZONING**

Petitioner: Emerald Water Property

Map No: 68

Jurisdiction: County



From: A (Agricultural)

To: PC (Planned Commercial)

Original Print Date: 01/20/06 Revised: 01/31/06

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

