

▶ **FILE #:** 2-I-06-RZ

AGENDA ITEM #: 59

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** THOMAS W. WALLACE

OWNER(S): WALLACE GERALD WILLIAM & JANE LIFE ESTATE &

TAX ID NUMBER: 57 011

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side Central Avenue Pike, southeast of W. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 0.5 acre

SECTOR PLAN: North County

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

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:** CA (General Business)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use allowed under CA zoning

EXTENSION OF ZONE: Yes, extension of CA from the southwest across Central Avenue Pike

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling / RA (Low Density Residential)

South: 2 dwellings / R-2 (General Residential)

East: Powell airport / A-1 (General Agricultural)

West: Central Avenue Pike - Dwellings / CA (General Business)

NEIGHBORHOOD CONTEXT: This area is developed with commercial uses to the northwest under CA and C-3 zoning, with the Powell Airport to the east, zoned A-1. Some residential uses are in place adjacent to this site, zoned CA, RA and R-2.

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning.**

CA zoning is compatible with surrounding development and is an extension of zoning from the southwest. The sector plan proposes commercial uses for the adjacent property to the northwest and for the majority of this property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended CA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. CA is an extension of zoning from the southwest and an extension of commercial uses on the sector plan from the northwest.
3. There is a large CA-zoned property directly across from this site, on the southwest side of Central Avenue Pike. Currently, this property does not appear to be used for commercial purposes.

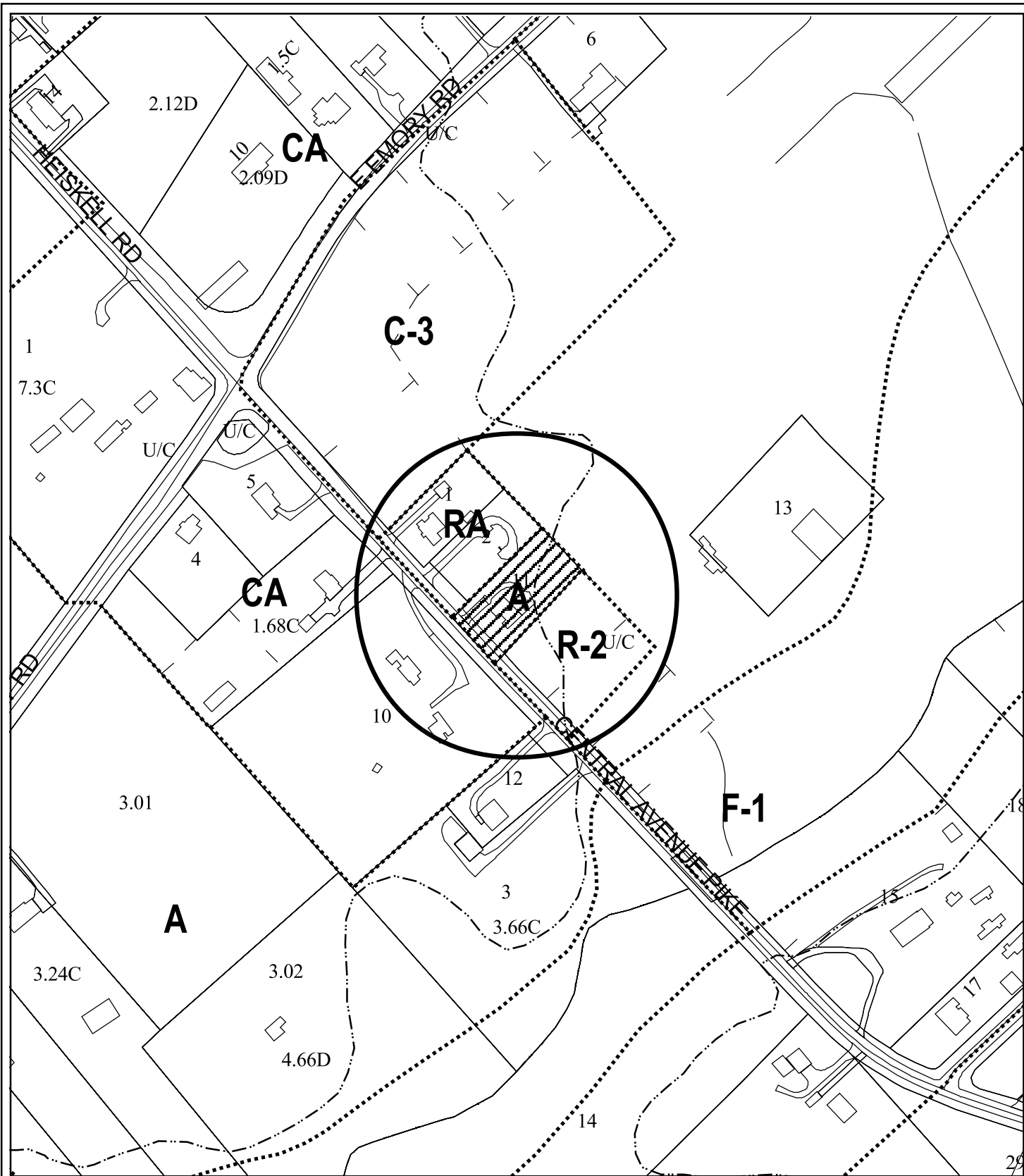
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. Central Avenue Pike is a minor arterial street that should have capacity to handle additional trips that would be generated by new commercial development of this site.
3. The recommended CA zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.
4. Care will need to be taken in the development of this property so as not to negatively impact the floodway of Beaver Creek. Any development will have to comply with the requirements of the Knox County Department of Engineering and Public Works.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses and public institutional uses for this site. The requested CA zoning is an extension of the commercial designation on the southwest portion of the site.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future sector plan and rezoning requests for commercial in the immediate area. Staff would anticipate that commercial zoning may occur on both sides of Central Avenue Pike from E. Emory Rd. south to Beaver Creek. Staff would be unlikely to support commercial requests south of Beaver Creek on Central Avenue Pike in this area.

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-I-06-RZ
REZONING**

Petitioner: Thomas W. Wallace

Map No: 57

Jurisdiction: County



From: A (Agricultural)
To: CA (General Business)

Original Print Date: 01/20/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902