

▶ **FILE #:** 2-N-06-RZ

AGENDA ITEM #: 64

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** STEVE KILLIAN
 OWNER(S): BRACKFIELD AND ASSOCIATES

TAX ID NUMBER: 108 C D 02301

JURISDICTION: City Commission District 1

▶ **LOCATION:** South side White Ave., southwest of Seventeenth St.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via White Ave., a local street with 32' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT ZONING:** C-3 (General Commercial)

▶ **ZONING REQUESTED:** C-7 (Pedestrian Commercial)

▶ **EXISTING LAND USE:** Parking lot

▶ **PROPOSED USE:** Any use permitted by C-7 District

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant business and parking lot / GC/C-7 Commercial
 South: Retail business / GC/C-7 Commercial
 East: Retail business GC/C-3 & C-7 Commercial
 West: Parking lot / GC/C-7 Commercial

NEIGHBORHOOD CONTEXT: This parking lot is part of the Cumberland Avenue retail area serving the Fort Sanders neighborhood and UT campus and zoned C-3 and C-7.

STAFF RECOMMENDATION:

▶ **APPROVE C-7 (Pedestrian Commercial) zoning**

C-7 zoning is consistent with surrounding retail commercial zoning. The One Year Plan proposes GC uses for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-7 zone is consistent with the current use and will be compatible with the scale and intensity of the surrounding business uses and commercial zoning pattern.
2. There are C-3 and C-7 zones located in the surrounding area where various types of commercial businesses are located.

THE EFFECTS OF THE PROPOSAL

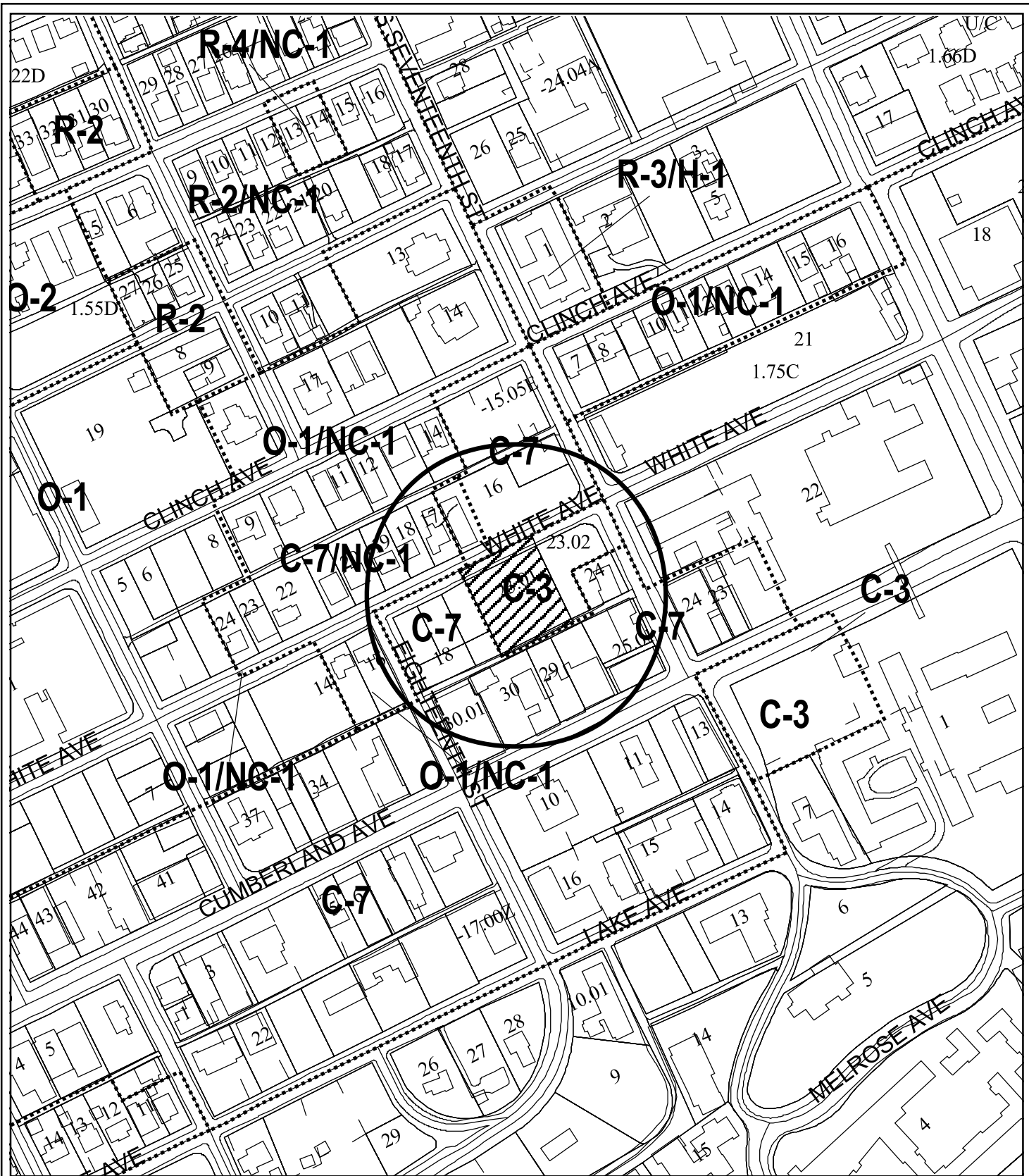
1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.

2. The property is located on a one way street and will have little impact on streets.
3. The effect on adjacent properties will be minimal since the property is already zoned commercial and businesses are located throughout this area.
4. The C-7 zoning requires the C-7 Design Review Board approval of a development plan prior to redevelopment of the site which should ensure that any new development will be consistent with the community's long range plans .

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes commercial uses for the subject property.
2. The Central City Sector Plan proposes commercial uses for the subject property.
3. There may be additional requests for C-7 zoning in this area, as the surrounding parcels are more intensely developed with C-7 business and residential uses in the C-7 zone.

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2006 and 3/28/2006. 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.



**2-N-06-RZ
REZONING**

Petitioner: Steve Killian

Map No: 108

Jurisdiction: City



From: C-3 (General Commercial)
To: C-7 (Pedestrian Commercial)

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