

▶ **FILE #:** 2-Q-06-RZ

AGENDA ITEM #: 67

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** CHRISTMAS LUMBER
 OWNER(S): D & R OFFICE BUILDING INC

TAX ID NUMBER: 131 047

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side Kingston Pike, east of Lovell Rd.

▶ **APPX. SIZE OF TRACT:** 1.76 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Kingston Pike a five lane, major arterial street.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

▶ **PRESENT ZONING:** CA (General Business)

▶ **ZONING REQUESTED:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Office building

▶ **PROPOSED USE:** Adjacent lumber company expansion

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Multi-family units / PR Residential

South: Kingston Pike and businesses / CA Commercial

East: Auto sales business / CA Commercial

West: Christmas Lumber business / CB Commercial

NEIGHBORHOOD CONTEXT: This site is part of the strip commercial development that occurs along this section Kingston Pike within CA, CB and C-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE CB (Business and Manufacturing) zoning**

CB zoning is consistent with the applicants zoning on the adjacent property and will allow the expansion of the adjacent business onto this site. The sector plan proposes commercial use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The CB zone is consistent and compatible with the scale and intensity of the surrounding business uses and commercial zoning pattern.
2. There are CA, CB and C-3 zones located in the surrounding area where various types of commercial businesses have developed.

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 five- lane, major arterial street with a signal controlled access that will reduce

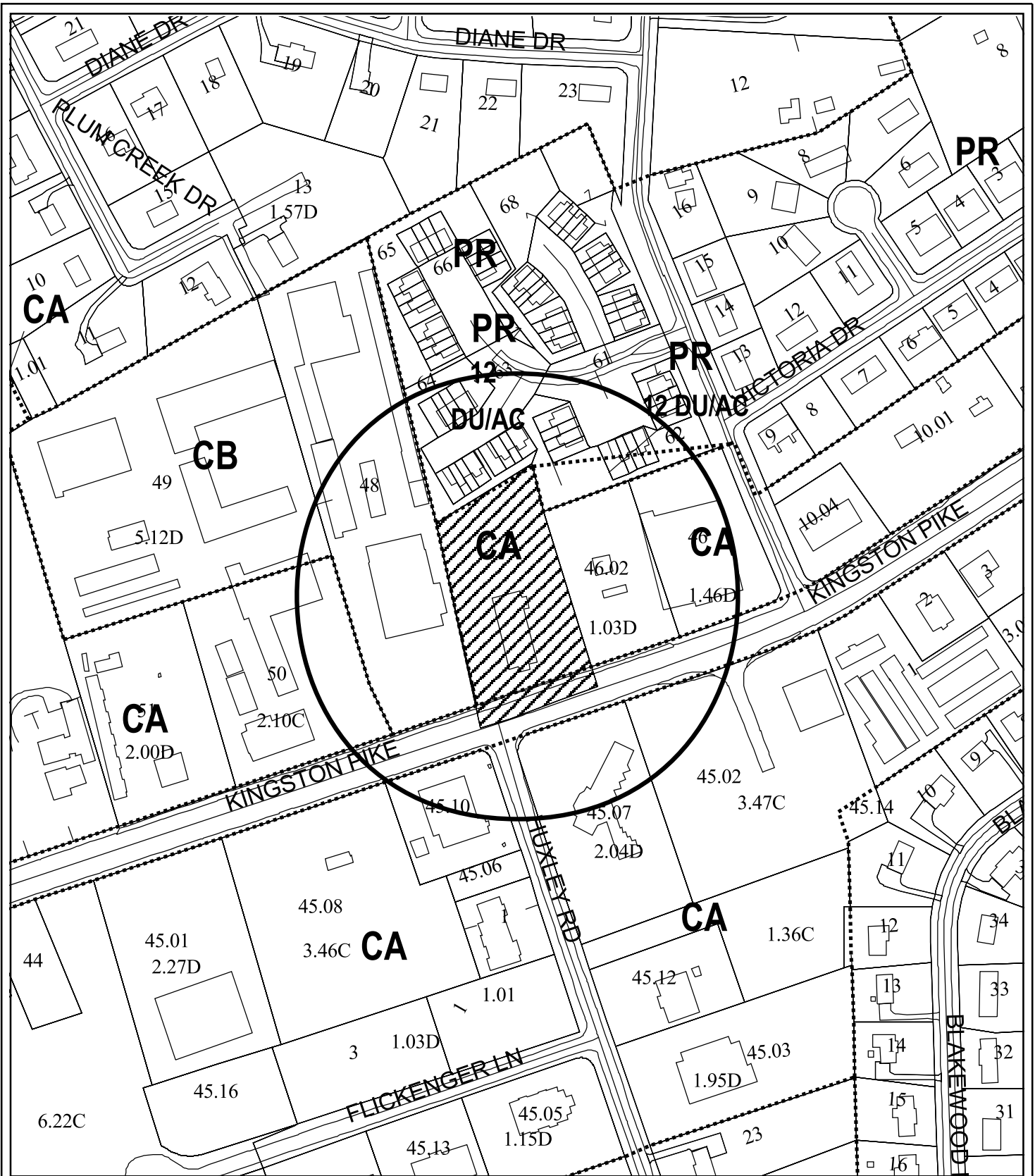
street impacts.

3. The effect on adjacent properties will be minimal since the property is already zoned commercial and commercial businesses are located throughout this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for the subject property.
2. Additional requests for CB zoning in this area are not expected, as the surrounding parcels are developed with CA and C-3 business uses.
3. The site is within the Planned Growth Area of the Growth policy 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-Q-06-RZ
REZONING**

Petitioner: Christmas Lumber

Map No: 131

Jurisdiction: County



 From: CA (General Business)
To: CB (Business and Manufacturing)

Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902