

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 REZONING REPORT**

▶ **FILE #:** 2-V-06-RZ

AGENDA ITEM #: 72

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): TARGET CORPORATION ATTN: TAX DEPT

TAX ID NUMBER: 59 F A 019

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side Washington Pike, southwest of New Harvest Ln.

▶ **APPX. SIZE OF TRACT:** 0.37 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 22' of pavement width within 160' of road and railroad right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** No Zone (formerly I (Industrial))

▶ **ZONING REQUESTED:** PC-1 (Retail and Office Park)(k)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** To be included with adjacent commercial development

EXTENSION OF ZONE: Yes, extension of the conditional PC-1 zoning on the adjacent parcels.

HISTORY OF ZONING: MPC approved conditional PC-1 zoning on adjacent parcels on 10/13/05 (7-W-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial under development / PC-1 (Planned Commercial) conditioned

South: Washington Pike and railroad ROW / I-2 (Restricted Manufacturing & Warehousing) and C-6 (General Commercial Park)

East: Commercial under development / PC-1 (Planned Commercial) conditioned

West: Commercial under development / PC-1 (Planned Commercial) conditioned

NEIGHBORHOOD CONTEXT This site, part of the former Farmer's Market site, is within an emerging commercial/light industrial development node that has developed around the I-640/ Washington/Millertown Pike interchange under I, I-2, I-3, C-3, C-6 and SC-3 zones.

STAFF RECOMMENDATION:

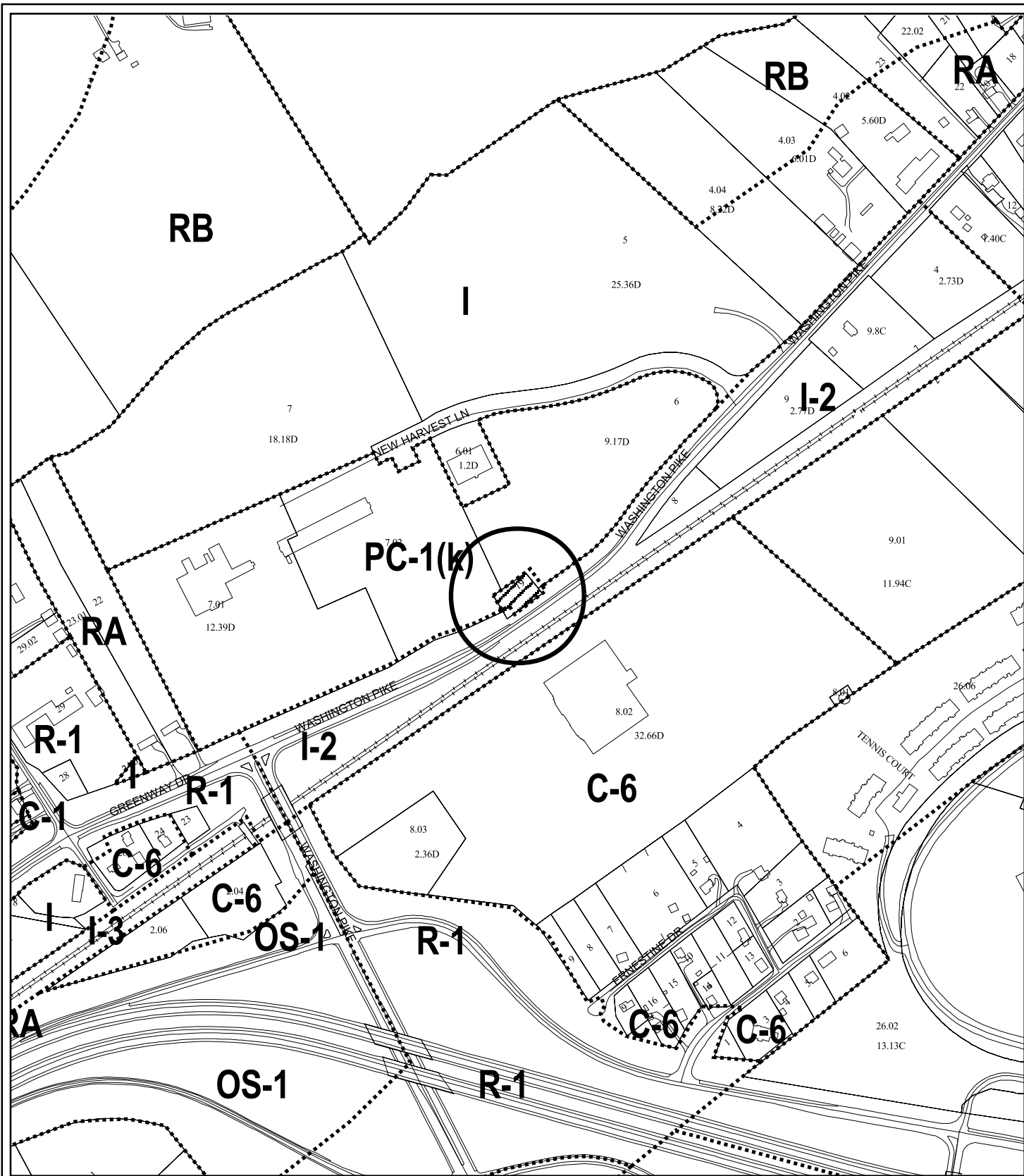
▶ **APPROVE PC-1 (Retail & Office Park), with the condition that future development of the property shall be consistent with the design guidelines and land use policies of MPC's Farmers Market Reuse Study (July 2003).**

The recommendation is consistent with the previous conditional PC-1 approval on the adjacent parcels. The sector plan proposes commercial use for the site.

COMMENTS:


This site was not included in the previous rezoning proposal, but it is to be included as part of the commercial development. The recommended conditional zoning is consistent with the previously rezoned parcels, which were zoned PC-1 (conditional) after being annexed into the City of Knoxville. Although PC-1 zoning is not comparable to the previous County I (Industrial) zoning, a City industrial zone would result in a non-conforming use for the property, considering the proposed retail development for the site.

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-V-06-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 59
 Jurisdiction: City

 From: No Zone
 To: PC-1 (Retail and Office Park)

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

