

▶ **FILE #:** 6-B-06-RZ

AGENDA ITEM #: 64

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** EARTH TRAVERSE OUTFITTERS, INC.

OWNER(S): WILLIAMS JAMES EDWARD & RANDOLF J F SCHONAGEN

TAX ID NUMBER: 108 A B 019

JURISDICTION: City Council District 6

▶ **LOCATION:** East side Walker St., north of Sutherland Ave.

▶ **APPX. SIZE OF TRACT:** 0.27 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Walker St., a local street with 17' of pavement width within 35' of right of way, or Sutherland Ave., a minor arterial street with 30' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Commercial building

▶ **PROPOSED USE:** Expand adjacent retail business onto this site.

EXTENSION OF ZONE: Yes, extension of C-3 from the south and west.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Dwelling / R-2 (General Residential)
 South: Parking / C-3 (General Commercial)

East: Retail business / I-2 (Restricted Manufacturing & Warehousing)

West: Walker St. - Residence, outbuilding and parking / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and light industrial business under C-3, C-6 and I-2 zoning. Residential uses are located to the north of the site, zoned R-2.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) zoning.**

C-3 is a logical extension of zoning from the south and west and is compatible with surrounding development. The request is consistent with the One Year Plan designation for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 is a logical extension of zoning from the south and west and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other retail properties in the surrounding area are zoned C-3, including properties on two sides of the subject property.
3. C-3 zoning is consistent with the mixed use proposal for the site on the One Year Plan.

4. C-3 zoning is consistent with the current retail use of the property.

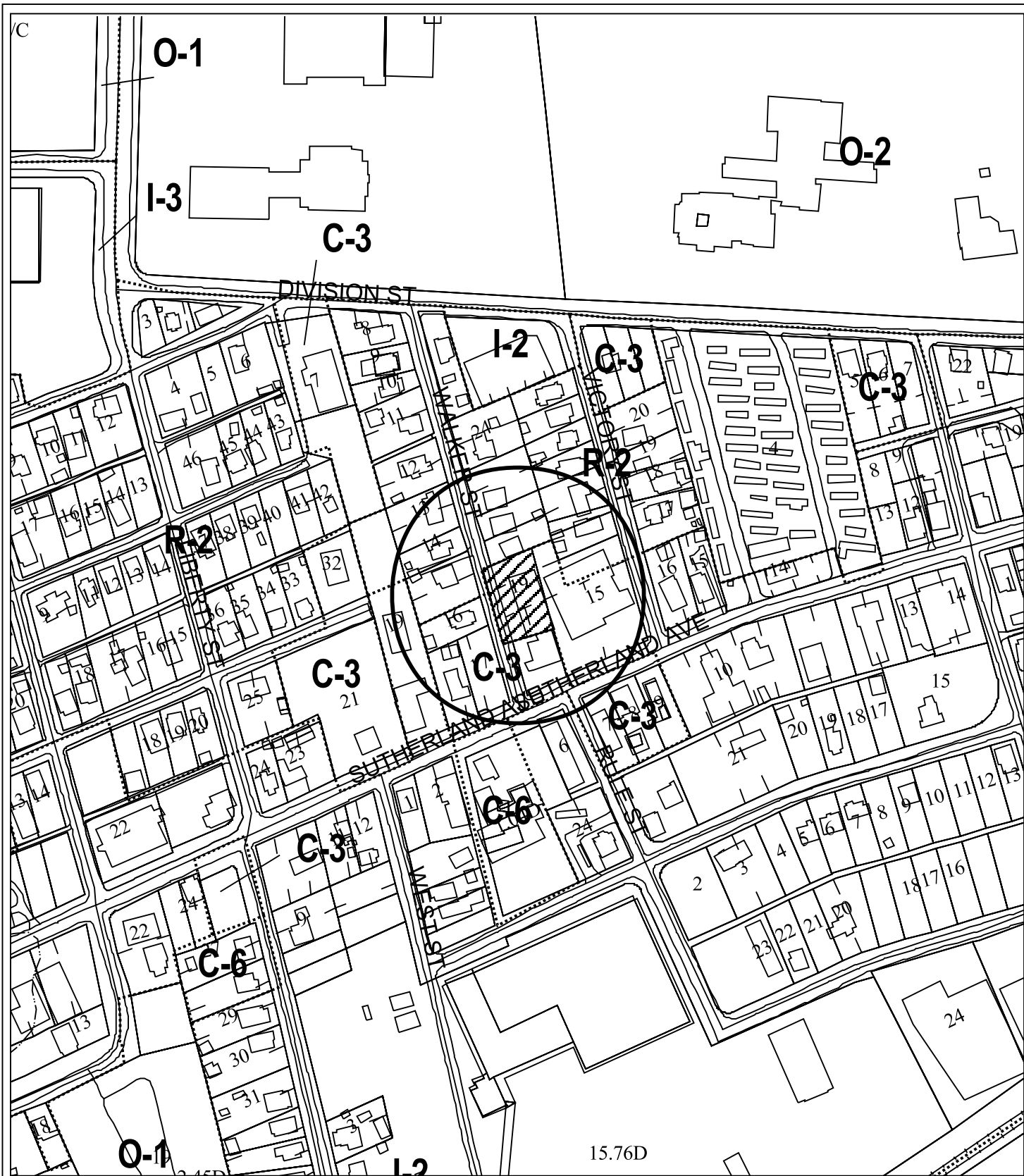
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended C-3 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes office use for this site. However the C-3 zoning is a logical extension of existing commercial from the south and west.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to light industrial or general commercial, consistent with the proposed C-3 zoning.
3. This request may lead to future rezoning requests for commercial in the immediate area, consistent with the mixed use proposal on the One Year Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 7/5/2006 and 8/1/2006. 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.

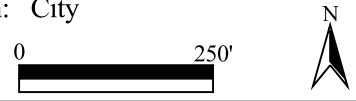


**6-B-06-RZ
REZONING**

Petitioner: Earth Traverse Outfitters, Inc.

Map No: 108

Jurisdiction: City



From: I-2 (Restricted Manufacturing and Warehousing)

To: C-3 (General Commercial)

Original Print Date: 05/24/06

Revised:

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