

▶ **FILE #:** 6-Y-06-RZ

AGENDA ITEM #: 87

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** CITIZEN NATIONAL BANK
 OWNER(S): NATHA BABU L & HANSHA B

TAX ID NUMBER: 73 024

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southwest side Huckleberry Ln., southeast side Strawberry Plains Pike

▶ **APPX. SIZE OF TRACT:** 0.5 acre

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with 26' of pavement width within 130-200' of right of way, or Huckleberry Ln., a local street with 19' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** PC (Planned Commercial)

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

▶ **EXISTING LAND USE:** Residence to be removed

▶ **PROPOSED USE:** Bank

EXTENSION OF ZONE: Not an extension of CA, but site is adjacent to C-4 or C-6 zoning on three sides.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Strawberry Plains Pike - Hotel / C-6 (General Commercial Park)

South: Vacant parcel / C-4 (Highway & Arterial Commercial)

East: Huckleberry Ln. - Residence / A (Agricultural)

West: Huckleberry Springs Rd. - Vacant land / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: To the west and north of this site, interstate serving commercial and industrial uses are developing under C-3, C-4, C-5, C-6 and I-3 zoning. To the south and east are residential uses, zoned Agricultural.

STAFF RECOMMENDATION:

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

CA zoning is more appropriate than the current PC zoning for commercial development of this site, which is too small to comply with PC zoning requirements. CA zoning is compatible with surrounding development and zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The property is already zoned for commercial uses, but is too small to be developed under PC zoning. CA is a more appropriate zone for development of this site.
2. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. CA zoning is consistent with the sector plan proposal for the property. Similar C-4 or C-6 zoning is located

on three of four sides of the site.

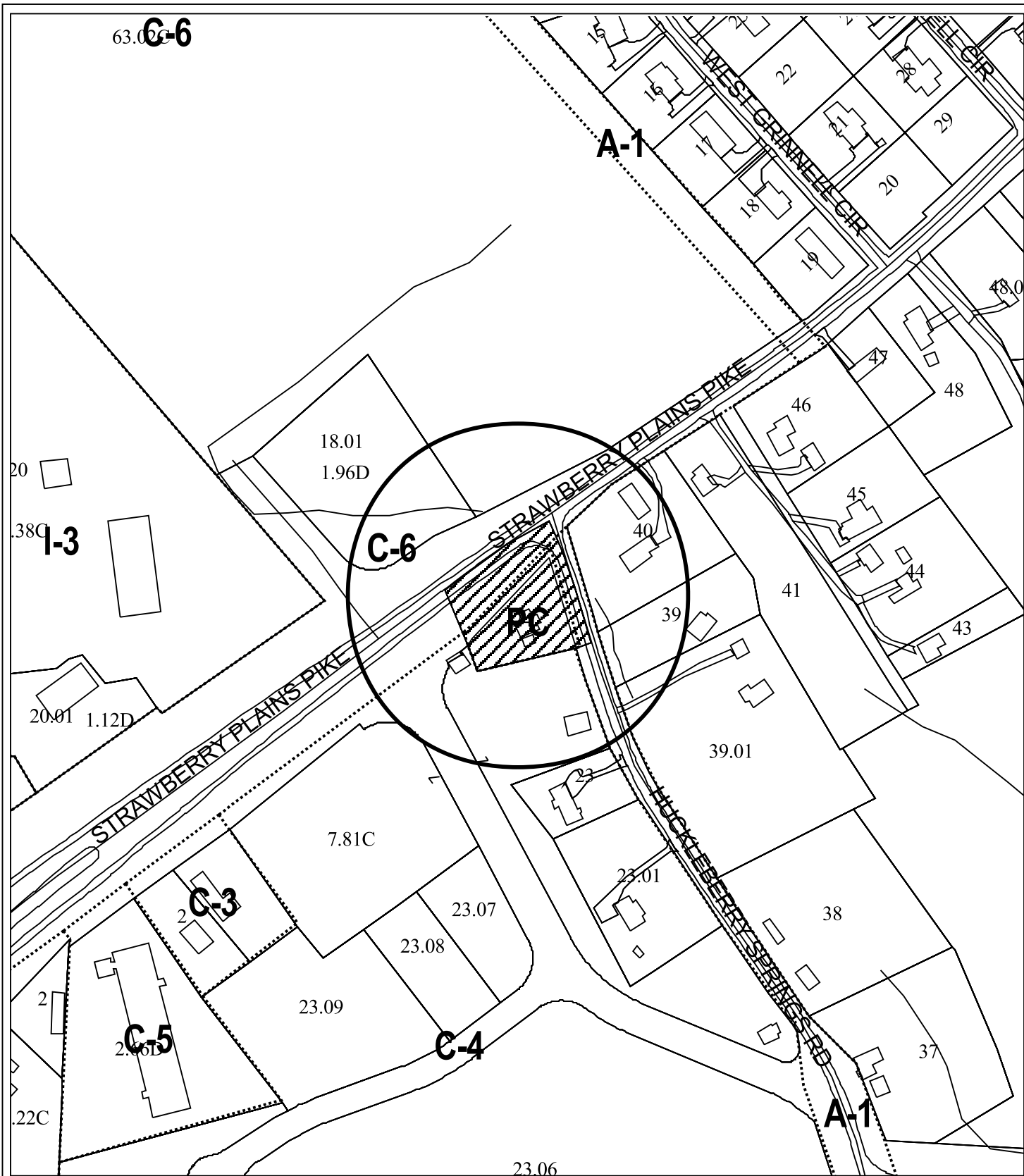
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Strawberry Plains Pike is an arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CA zone will allow the applicant to develop a bank at this location, which would be compatible with surrounding land uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes commercial uses for this site, consistent with the proposal.
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 should not lead to future rezoning requests for the County's CA zoning in the area, because most of the sites shown on the sector plan for commercial uses are already zoned with various City commercial zoning districts.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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.




**6-Y-06-RZ
REZONING**

Petitioner: Citizen National Bank

Map No: 73

Jurisdiction: County



 From: PC (Planned Commercial)
 To: CA (General Business)
 Original Print Date: 05/24/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902