



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

▶ **FILE #:** 10-W-06-RZ

AGENDA ITEM #: 94

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): CITIZENS NATIONAL BANK

TAX ID NUMBER: 73 PART OF 023 PART ZONED CA

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side Strawberry Plains Pike, southwest side Huckleberry Ln.

▶ **APPX. SIZE OF TRACT:** 0.64 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Inside 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:** No Zone (formerly CA (General Business))

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Bank

EXTENSION OF ZONE: Not an extension of C-3, but site is adjacent to C-4 or C-6 zoning on three sides.

HISTORY OF ZONING: MPC approved CA zoning for this site on 6/8/06 and County Commission approved it on 9/25/06.

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

South: Vacant land / 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:

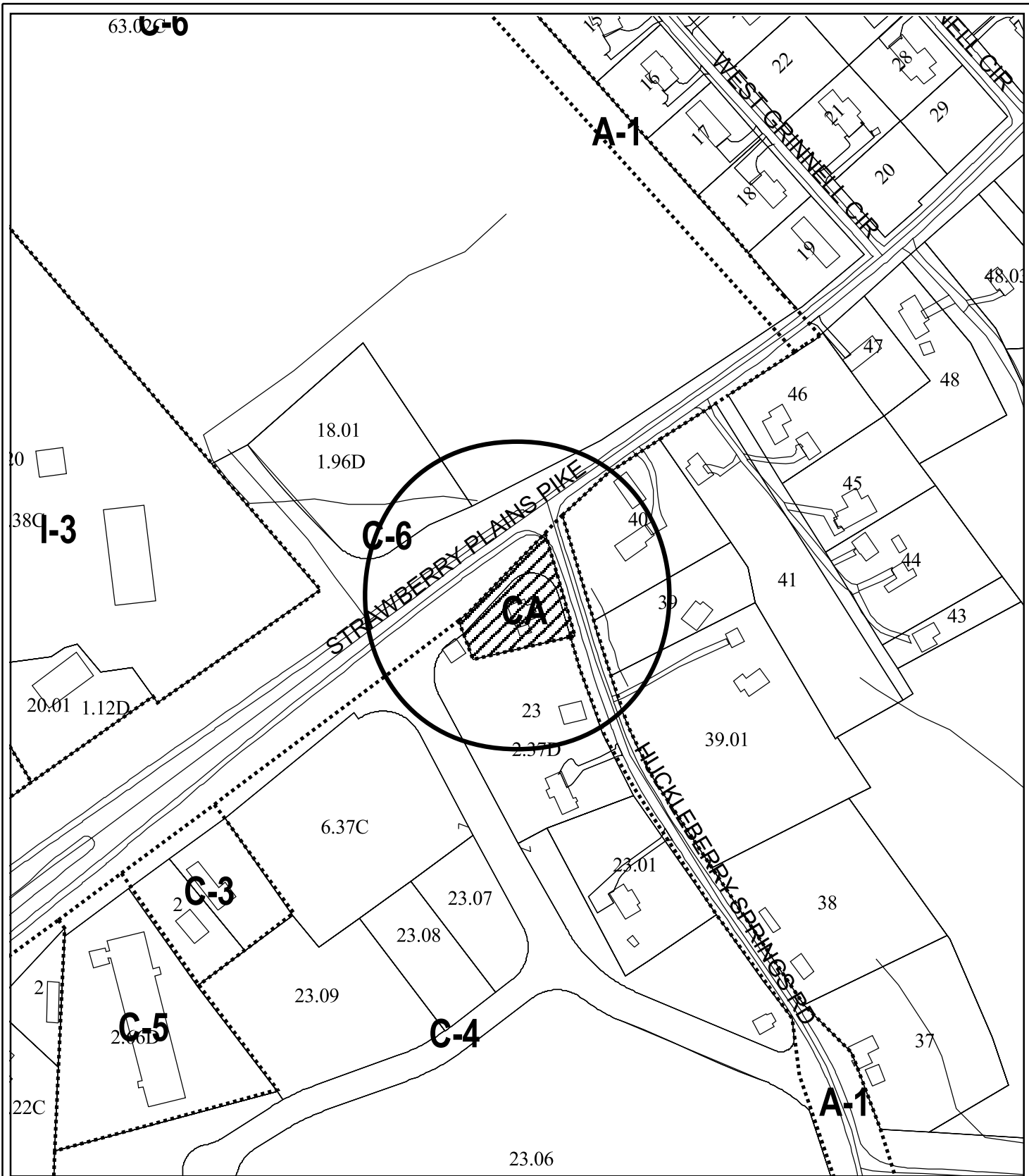
▶ **APPROVE C-3 (General Commercial) zoning.**

C-3 zoning is compatible with surrounding development and the adjoining C-4 and C-6 zoning. C-3 is a comparable City zone to the former County CA zone. The sector plan proposes commercial use for the site.

COMMENTS:

Other properties in the area have been rezoned C-4 and C-6 after annexation into the City. C-3 is an extension of comparable commercial zoning from the north, south and west.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. 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.



**10-W-06-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 73
 Jurisdiction: City



From: No Zone
 To: C-3 (General Commercial)

Original Print Date: 09/25/06 Revised: 10/05/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

