

▶ **FILE #:** 4-M-07-RZ

AGENDA ITEM #: 83

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** JAMES M. LEE

OWNER(S): SAME

TAX ID NUMBER: 68 N D 014, 015

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Kermit Dr., northeast of Clinton Hwy., southeast of Merchant Dr.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Kermit Dr., a two lane, local street, with 18'-20' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB
 Sewer Source: KUB

▶ **PRESENT ZONING:** SC-1 (Neighborhood Shopping Center)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 4,500 sq. ft. Professional office building

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned SC-1 in the 1960's., but was never developed with a commercial use.

SURROUNDING LAND USE AND ZONING: North: Businesses and apartments / C-3 Commercial
 South: Vacant commercial building and shopping center/ SC-1 Commercial

East: Furniture store / C-3 Commercial

West: Vacant land and parking lot /C-3 & SC-1 Commercial

NEIGHBORHOOD CONTEXT: This vacant site is surrounded by commercial and apartment development that is zoned C-3 and SC-1

STAFF RECOMMENDATION:

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

C-3 zoning is compatible with surrounding commercial uses and zoning and will allow an appropriate development of this small site not associated with the adjoining shopping center .The sector plan and One Year plan support commercial use of this site

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-3 zoning proposal is compatible with the scale and intensity of the surrounding land uses and commercial zoning pattern.
2. Commercial development is located to the southwest, south and northeast of the subject property.

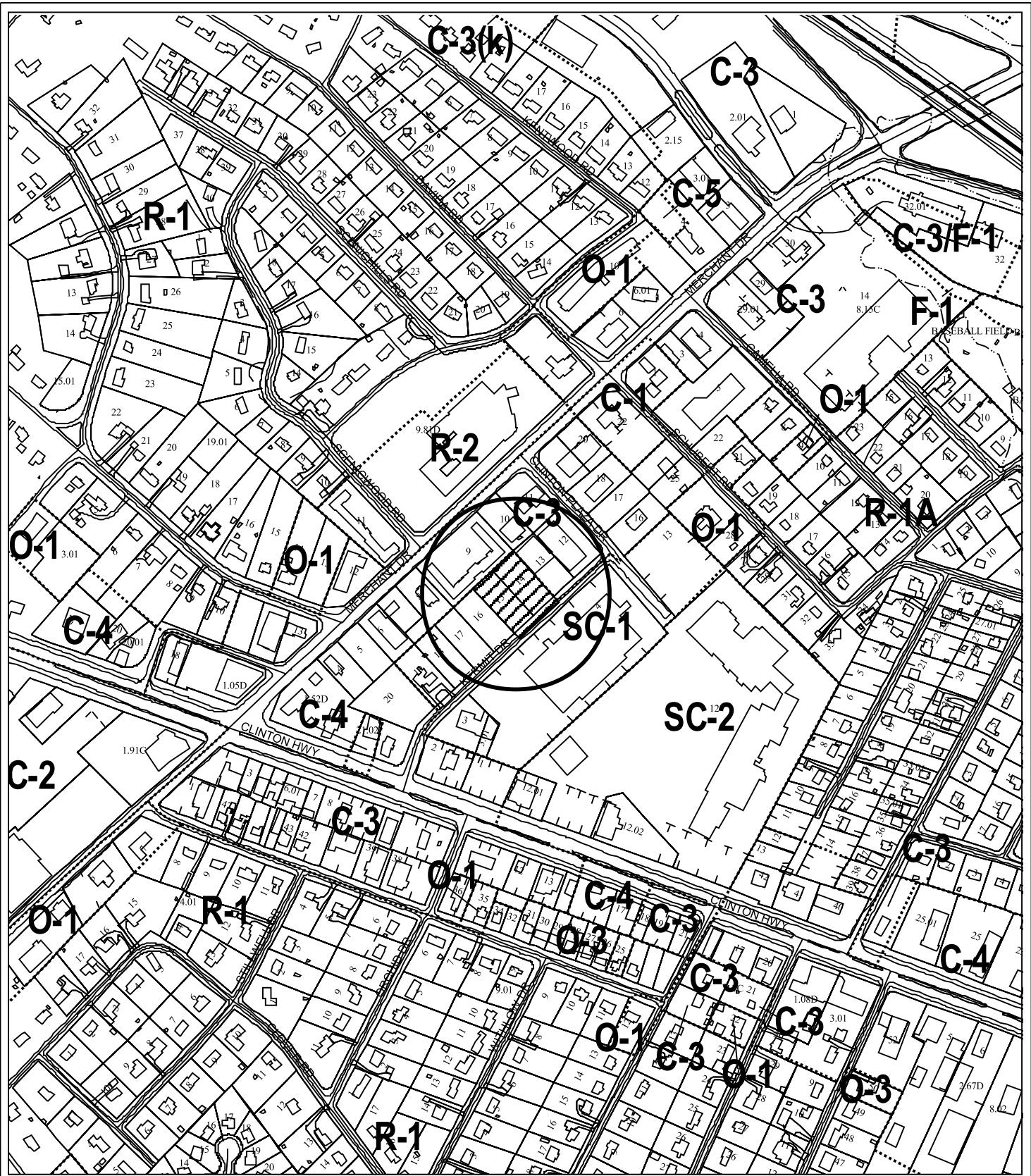
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools. Clinton Highway and Merchant Dr. have adequate capacity to handle the additional traffic which may be generated by commercial development of this property.
3. The proposal is compatible with surrounding development and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with this proposal.
2. The Northwest City Sector Plan proposes commercial uses for the site.
3. This request continues a retail commercial development trend for this area of Clinton Hwy. and Merchant Dr.

If approved, this item will be forwarded to Knoxville City Council for action on 5/8/2007 and 5/22/2007. 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.



4-M-07-RZ
REZONING

Petitioner: James M. Lee

Map No: 68

Jurisdiction: City



From: SC-1 (Neighborhood Shopping Center)

To: C-3 (General Commercial)

Original Print Date: 03/20/07

Revised:

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