



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

▶ **FILE #:** 4-W-07-RZ

AGENDA ITEM #: 93

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** HOON CHOE

OWNER(S): CHOE HOON

TAX ID NUMBER: 82 A H 012

JURISDICTION: City Council District 4

▶ **LOCATION:** Southwest side Whittle Springs Rd., southeast side Coker Ave.

▶ **APPX. SIZE OF TRACT:** 0.244 acre

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Whittle Springs Rd., a minor arterial street with 29' of pavement width within 45' of right of way or Coker Ave., a local street with 25' of pavement width within 50' of right of way.

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

▶ **PRESENT ZONING:** R-1A (Low Density Residential)

▶ **ZONING REQUESTED:** C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Laundromat

▶ **PROPOSED USE:** Deli in lower level of laundromat

EXTENSION OF ZONE: Yes, extension of C-1 from the northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Coker Ave. - Dwelling / R-1A (Low Density Residential)
South: Dwelling / R-1A (Low Density Residential)
East: Whittle Springs Rd. - Beauty salon / C-1 (Neighborhood Commercial)
West: Dwelling / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under R-1A zoning, with a few commercial uses along Whittle Springs Rd., zoned C-1.

STAFF RECOMMENDATION:

▶ **APPROVE C-1 (Neighborhood Commercial) zoning.**

C-1 zoning is suitable for the current and proposed use of the site, is compatible with surrounding development and zoning and is consistent with both the One Year Plan and sector plan designations for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-1 is a logical extension of zoning from the northeast.
2. C-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. C-1 zoning is appropriate for the existing use of the site as a laundromat/alteration shop and will allow the property to be developed with a deli, as proposed by the applicant.

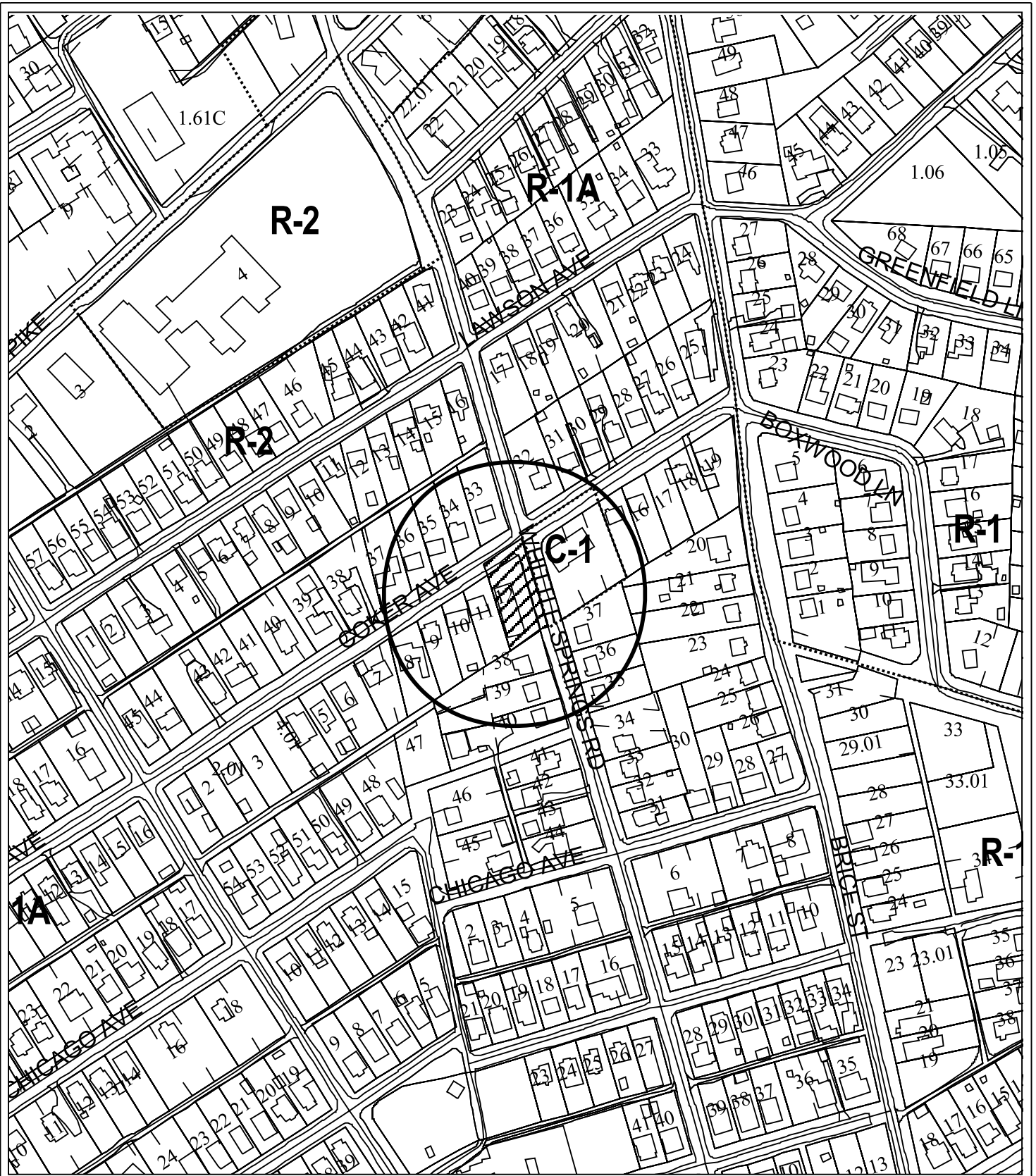
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The recommended C-1 zoning will have no impact on schools. The impact to the street system should be minimal, as the site is already being used as commercial.
3. The impact to surrounding residential properties will be minimal, as a business is already located at the site. The site is appropriately located at an intersection of a minor arterial street and a local street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Central City Sector Plan and the Knoxville One Year Plan propose neighborhood commercial uses for this site, consistent with the proposal.
2. This proposal could lead to future requests for C-1 zoning in the area, especially on properties which front on Whittle Springs Rd.

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-W-07-RZ
REZONING**

Petitioner: Hoon Choe

Map No: 82

Jurisdiction: City



From: R-1A (Low Density Residential)

To: C-1 (Neighborhood Commercial)

Original Print Date: 03/20/07

Revised:

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