

▶ **FILE #:** 8-A-07-RZ

**AGENDA ITEM #:** 51

**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** JOE WALLEN

OWNER(S): JOE B. WALLEN

TAX ID NUMBER: 108 C D 002 & 003

JURISDICTION: City Council District 1

▶ **LOCATION:** Southeast side White Ave., southwest of Nineteenth St.

▶ **APPX. SIZE OF TRACT:** 18750 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via White Ave., a one-way local street with 32' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services)

▶ **ZONING REQUESTED:** C-7 (Pedestrian Commercial)

▶ **EXISTING LAND USE:** Parking lot

▶ **PROPOSED USE:** Mixed uses - Residential, retail

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Fort Sanders Hospital O-1 Office

South: Retail businesses / C-7 Commercial

East: Surface parking lot / O-1 Office

West: Surface parking lot / O-1 Office

NEIGHBORHOOD CONTEXT: This surface parking lot is within the Cumberland Avenue Corridor that includes UT Knoxville campus, Children's and Fort Sanders Hospitals, retail businesses and residential housing within O-1, O-2, and C-7 zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-7 (Pedestrian Commercial) zoning**

C-7 zoning of this site is consistent with surrounding zoning and development.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-7 zone is consistent with the current use and will be compatible with the scale and intensity of the surrounding business uses and commercial zoning pattern.
2. There are O-1 and C-7 zones located in the surrounding area where various types of medical and commercial businesses are located.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site. The proposal will not have an impact on schools.
2. The property is located on a one way street and will have little impact on streets.
3. The effect on surrounding properties will be minimal since the property is already zoned office and commercial with businesses located throughout this area.
4. The C-7 zoning requires the C-7 Design Review Board approval of a development plan prior to redevelopment of the site which should ensure that any new development will be consistent with the community's long range plans .

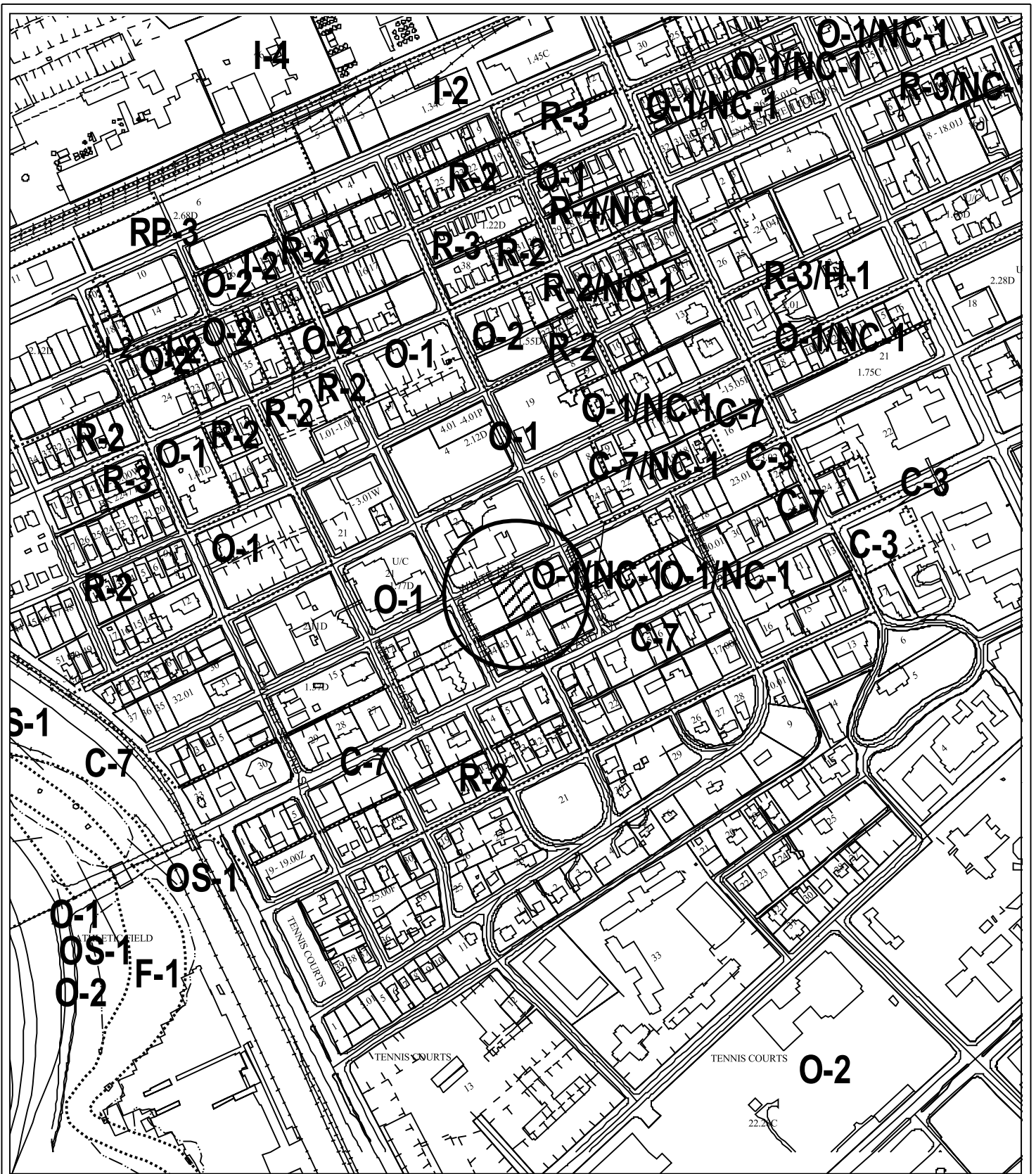
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes commercial uses for the subject property.
2. The Central City Sector Plan proposes commercial uses for the subject property.
3. There may be additional requests for C-7 zoning in this area, as the surrounding parcels are more intensely developed with business and residential uses.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2007 and 9/25/2007. 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.



8-A-07-RZ  
REZONING

Petitioner: Joe Wallen

Map No: 108

Jurisdiction: City



From: O-1 (Office, Medical, and Related Services)

To: C-7 (Pedestrian Commercial)

Original Print Date: 07/26/07 Revised:

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