



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

FILE #: 10-R-07-RZ
10-K-07-PA

AGENDA ITEM #: 76
AGENDA DATE: 12/13/2007

POSTPONEMENT(S): 10/11/2007-11/8/2007

APPLICANT: TERAZ INVESTMENTS
OWNER(S): BRADEN GARY MCKINLEY
CHAZEN HOLDINGS LLC
TERAZ INVESTMENT PROPERTIES LLC

TAX ID NUMBER: 94 L A 002,022-024
JURISDICTION: Council District 6

LOCATION: Northeast side Western Ave., southeast side Blackstock Ave.

TRACT INFORMATION: 3.5 acres. Rezoning on parcels 023 and 024 only

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Blackstock Ave., a minor collector street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
Sewer Source: KUB

WATERSHED: Second Creek

PRESENT PLAN DESIGNATION/ZONING: HI (Heavy Industrial) / I-3 (General Industrial)

PROPOSED PLAN DESIGNATION/ZONING: MU (Mixed Uses) (HI-Heavy Industrial & CBD (Central Business) / C-2 (Central Business District)

EXISTING LAND USE: Commercial building

PROPOSED USE: Commercial/restaurant and industrial use

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Business /HI /I-3 Industrial
South: Western Ave /HI/ I-3 Industrial
East: Business / HI/ I-3 industrial
West: Business / LI/ I-2 Industrial

NEIGHBORHOOD CONTEXT: This site is part of an under developed industrial area that initially occurred under I-2 and I-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE MU (HI-Heavy Industrial/GC-General Commercial) designation. (Applicant requested MU (HI/CBD) designation.)**

A Mixed Use (HI/GC) designation will permit a wider range of zoning and permitted uses to encourage redevelopment in the area consistent with the recommendations of the I-275/ North Central Street Corridor Study of 2007.

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

C-3 zoning will permit the proposed uses within the buildings on the site without opening the area up to the more intensive redevelopment permitted by the CBD designation and the C-2 zoning requested by the applicant.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Although the requested CBD designation and C-2 zoning would be an extension of the CBD and C-2 zoning located to the southeast of the site, it is not consistent with the recently completed I-275/Central Street Corridor Study, which included this area for mixed use business/light industrial redevelopment under the current zones, or C-3 or C-6 zones. The requested CBD designation and C-2 zone would permit more intense development than proposed by the plan and would be out of character with the surrounding commercial, and industrial development pattern.
2. The recommended C-3 zone will allow redevelopment of the buildings on the property in the manner proposed by the applicant without changing the character of other established or proposed development in the area.
3. The recommended C-3 zone would permit redevelopment of the existing building on this small site with residential/office/retail uses in a manner that would be compatible with the established development pattern of the area.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The requested CBD designation and C-2 zoning will allow uses and a higher level of development intensity than proposed by the adopted plan for the area.
3. Approval of the CBD designation and C-2 zone would be a substantial change to the existing I-2 and I-3 zoning pattern in the area.
4. The requested CBD designation and C-2 zoning of the site would not be consistent with other zoning in the immediate area and would likely lead to other requests for C-2 zoning in this underdeveloped area.

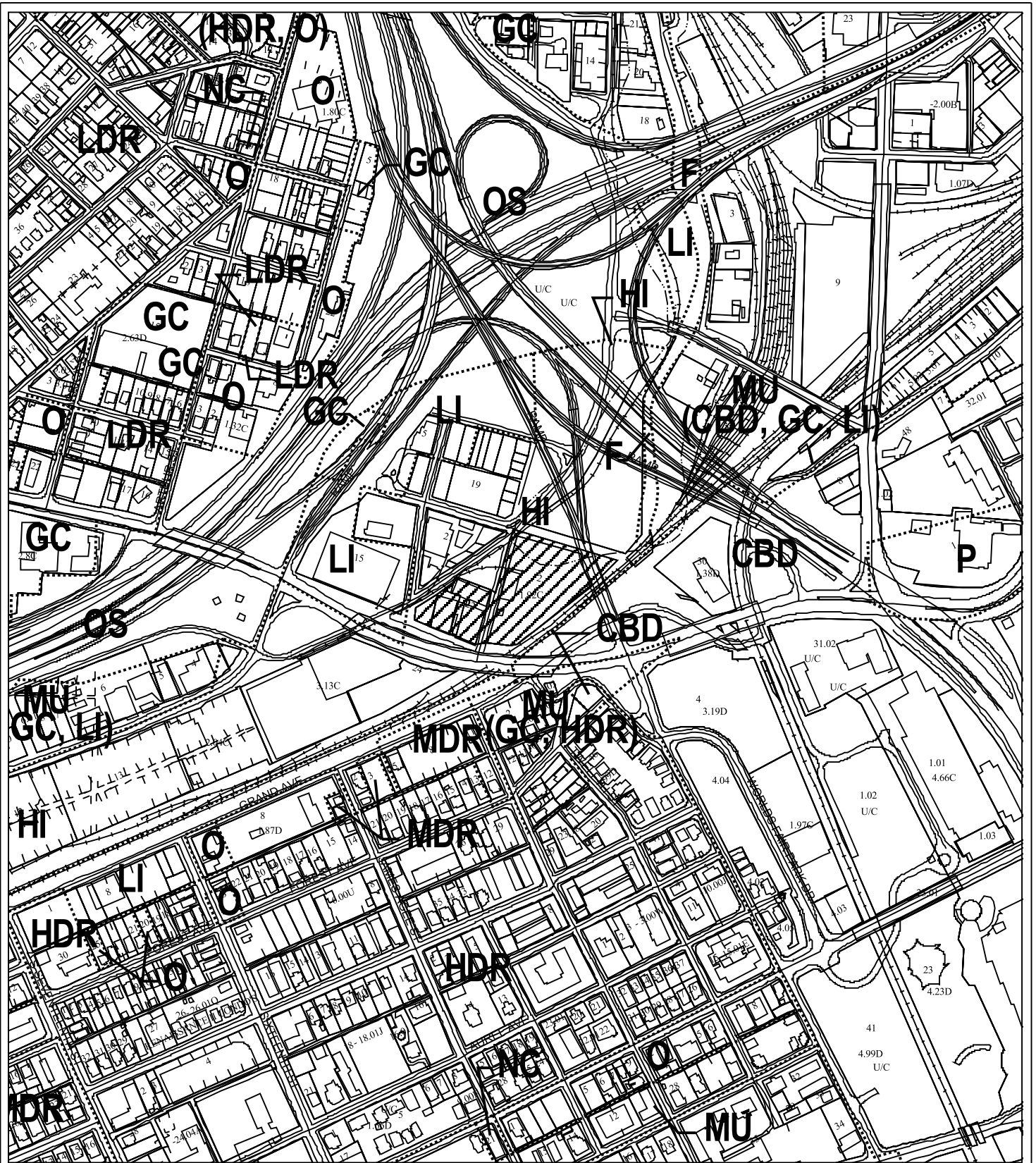
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The CBD designation and C-2 zone are not consistent with the I-275/Central Street Corridor Study recommendation for business. Light Industrial redevelopment in the area. The Sector Plan proposes Heavy Industrial use reflecting the current I-2, and I-3 zoning of the area. The I275/Central Street Corridor Study proposes commercial or business park redevelopment in the area with design guidelines as a downtown gateway.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2007 and 11/20/2007. 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.



10-K-07-PA/10-R-07-RZ
 PLAN AMENDMENT

Petitioner: Teraz Investments

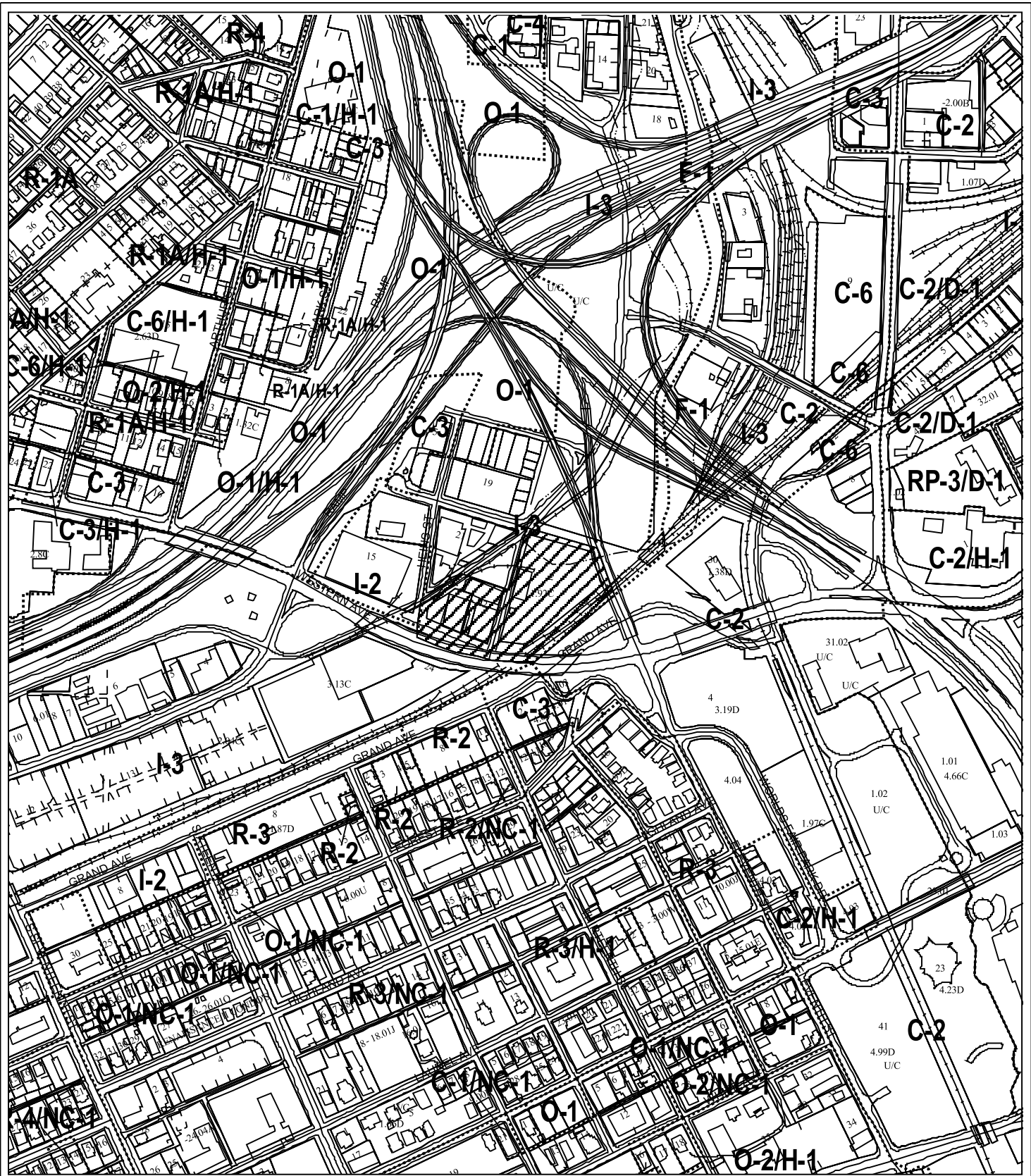
Map No: 94

Jurisdiction: City

From: HI (Heavy Industrial)
 To: MU (Mixed Uses) (HI-Heavy Industrial & CBD (Central Business))

Original Print Date: 10/02/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902






10-R-07-RZ
REZONING

Petitioner: Teraz Investments

Map No: 94

Jurisdiction: City

 From: I-3 (General Industrial)
To: C-2 (Central Business District)

Original Print Date: 12/06/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

