

▶ **FILE #:** 12-BB-07-RZ

AGENDA ITEM #: 104

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): ALL ELEVEN GENERAL PARTNERSHIP
 NORMAK INTERNATIONAL, INC.

TAX ID NUMBER: 131 121,121.01 & 121.02

JURISDICTION: City Council District 2

▶ **LOCATION:** North side Kingston Pike, north of Fox Rd.

▶ **APPX. SIZE OF TRACT:** 8.92 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 70' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** No Zone (formerly CB (Business and Manufacturing))

▶ **ZONING REQUESTED:** PC-2 (Retail and Distribution Park)

▶ **EXISTING LAND USE:** Businesses

▶ **PROPOSED USE:** Businesses

EXTENSION OF ZONE: Yes, extension of PC-2 from the west

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Vacant land / CB (Business & Manufacturing)

South: Kingston Pike - Bank and dental office / C-3 (General Commercial) and PC-1 (Retail and Office Park)

East: Parking / CB (Business & Manufacturing)

West: CVS distribution center / PC-2 (Retail and Distribution Park)

NEIGHBORHOOD CONTEXT: This area is developed with commercial businesses under CB, PC-1, PC-2, C-6 and other commercial zones.

STAFF RECOMMENDATION:

▶ **APPROVE PC-2 (Retail and Distribution Park) zoning. (Owner requested C-4. See attached letter)**

PC-2 is a comparable City zone to the former County zone, is a logical extension of zoning from the west and is consistent with the sector plan proposal for the area.

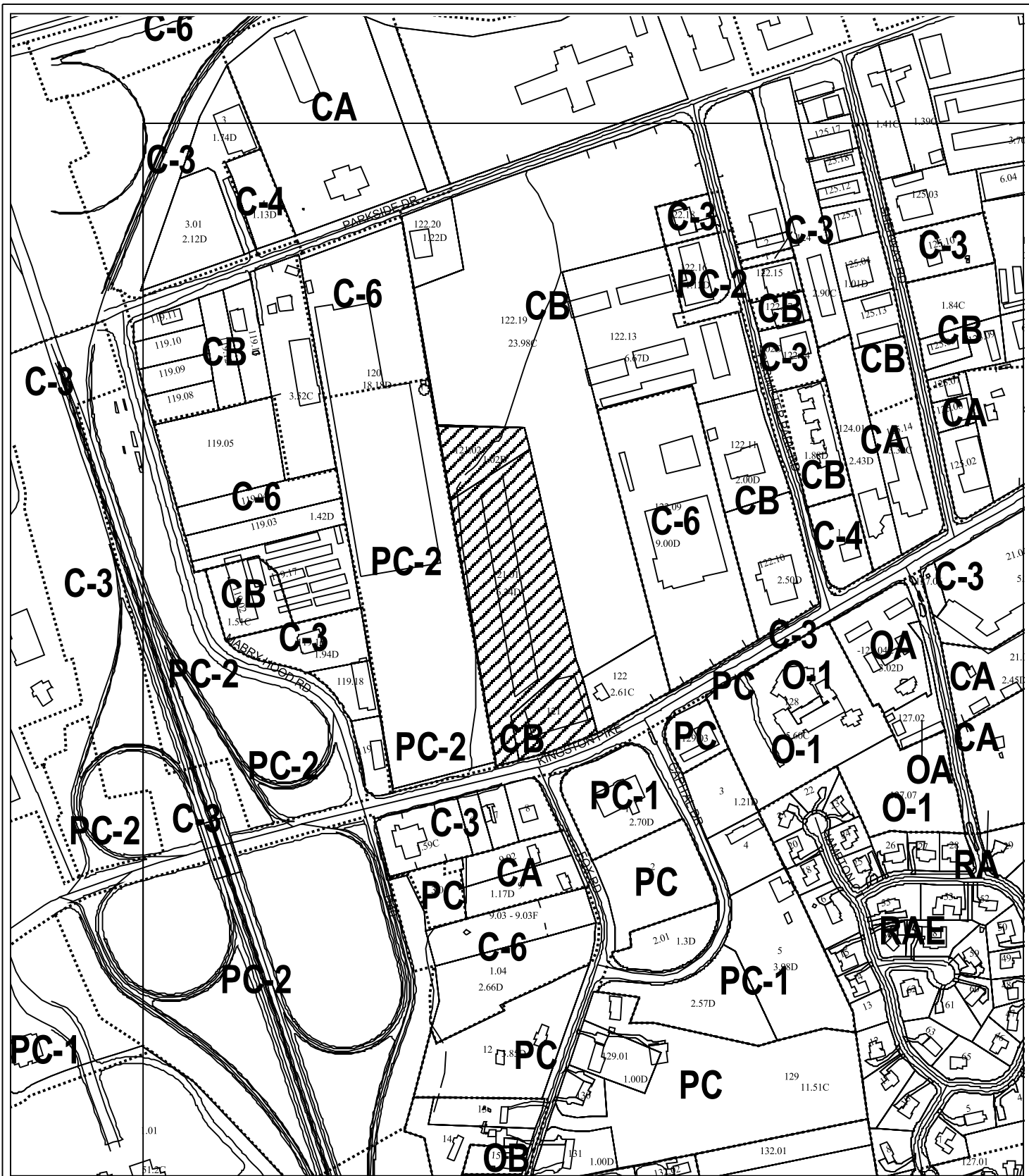
COMMENTS:

The recommended PC-2 zoning permits the current use of the property and is a comparable City zone to the former County zone. Other nearby properties have been rezoned to PC-2 after being annexed into the City of Knoxville. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/29/2008. 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.



12-BB-07-RZ
GOVERNMENTAL REZONING

Petitioner: City of Knoxville
 Map No: 131
 Jurisdiction: City

 From: No Zone
 To: PC-2 (Retail and Distribution Park)

Original Print Date: 11/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





December 4, 2007

Mr. Ken Pruitt
Metropolitan Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Parcels 131 121.01 and 121.02 on Kingston Pike
MPC File No. 12-BB-07-RZ

Dear Mr. Pruitt, *Ken*

Please let this serve as a letter of objection to the proposed zone change on the above referenced property. As you will recall, these particular parcels are currently zoned CB (Business and Manufacturing) which is a county zone that has permitted uses and requires no further MPC action. Both proposed zones that you have submitted require further MPC action, which we believe is not comparable. Further, the size and width of the property in its current state doesn't lend itself to the currently proposed zones and its affiliated setbacks. We would respectfully submit to you, that C-4, Highway and Arterial Commercial District be placed on the property.

If you have any further questions, please don't hesitate to contact me. Thank you in advance for your consideration.

Regards,

Christopher R. Ooten
Chief Operating Officer

construction • development • investments • management

Phone 865 637 2674 • Fax 865 637 4105 • E-mail info@schaadcompanies.com