

▶ **FILE #:** 12-Z-07-RZ (REVISED)

AGENDA ITEM #: 102

AGENDA DATE: 12/13/2007

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC

OWNER(S): GREG SMIITH CONSTRUCTION

TAX ID NUMBER: 94 K L 001, 002, 003, 004, 015, 016 & 016.01

JURISDICTION: City Council District 6

▶ **LOCATION:** South side Ailor Ave., east side Seventeenth St.

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Ailor Ave., a major collector street, N. Seventeenth St., a minor arterial street and Euclid Ave., a local street.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

WATERSHED: Third Creek

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

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Commercial building and vacant land

▶ **PROPOSED USE:** Mini-storage facility

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ailor Ave., and Business / C-3 Commercial

South: Euclid Ave./I-40 / C-3 Commercial

East: Joy of Music Business / C-3 Commercial

West: N. Seventeenth St and businesses / C-3 Commercial

NEIGHBORHOOD CONTEXT: This site is surrounded by businesses that have developed under C-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE C-4 (Highway and Arterial Commercial) zoning**

C-4 zoning will allow the applicant to pursue developing a mini-storage facility on this site, which would be compatible with surrounding development and zoning. The sector plan proposes Office uses for this area, although it is zoned and developed with commercial businesses. The One Year Plan proposes GC General Commercial use.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-4 zoning of this parcel will allow the site to be proposed for mini-storage facility development under a commercial zoning similar to other commercial zones found in the area.
2. The mini-storage business use proposed is a use permitted on review in the C-4 zone and requires MPC approval of a site plan prior to construction.

3. C-4 zoning is compatible with the surrounding development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools or streets.
3. The proposed rezoning will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Office uses for the site. However, the One Year Plan proposes GC (General Commercial) for this site.
2. The site is located within the Urban Growth Area (Inside the city) 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 1/15/2008 and 1/28/2008. 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.

