

▶ **FILE #:** 2-J-07-RZ

AGENDA ITEM #: 73

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** ERMA JEAN WILSON/ REGINALD STACEY SUDDERTH

OWNER(S): SAME AS APPLICANT

TAX ID NUMBER: 70 M K 001,00101

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side Asheville Hwy., northwest of Holston Dr.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Asheville Hwy., a four lane, major arterial street.

UTILITIES: Water Source: KUB

Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Vacant restaurant and parking lot

▶ **PROPOSED USE:** Farmer's market (vegetable & fruit stand)

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Asheville and Rutledge pike right-of-way/ C-3 commercial

South: Retail businesses / C-3 and C-4 Commercial

East: Restaurant / C-3 Commercial

West: Prosser Rd. right-of-way and businesses / C-3 Commercial

NEIGHBORHOOD CONTEXT: This site is within the Burlington commercial area that has occurred along Asheville Hwy., Holston Dr., and Martin Luther King Jr. Ave. under C-3, SC-1 and C-4 zones.

STAFF RECOMMENDATION:

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

C-4 zoning is consistent with surrounding commercial zoning and development. The sector plan and One Year plan propose GC General Commercial uses for this area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site and other properties in the area are currently zoned and developed with C-3 and C-4 uses.
2. The C-4 zone will permit the current and proposed Farmer's market use for this property.

THE EFFECTS OF THE PROPOSAL

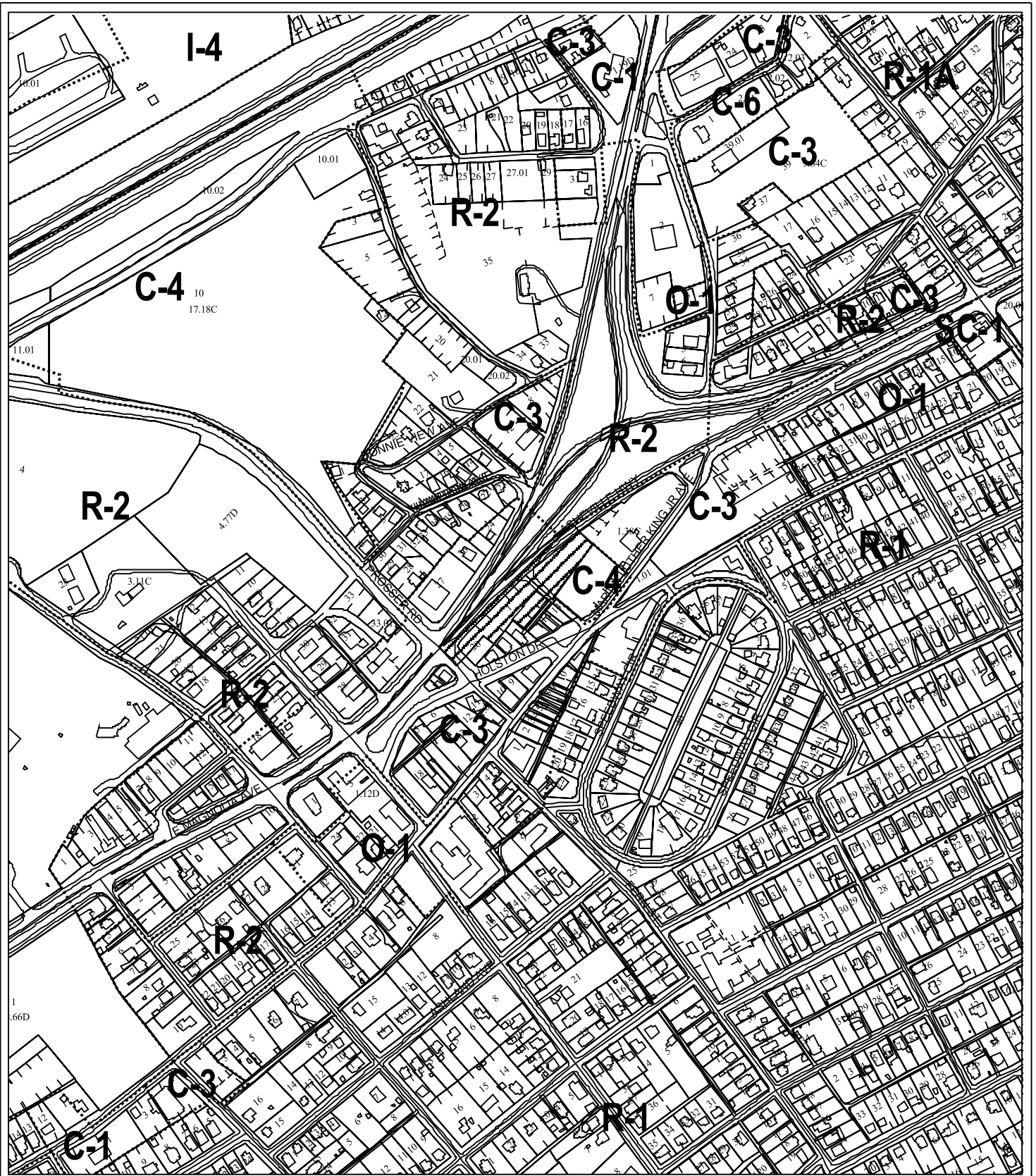
1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The C-4 zoning allows commercial uses within buildings, as well as outside display of merchandise.
4. It is anticipated that additional commercial development on this site will help to generate other

redevelopment initiatives in this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan proposes Commercial uses for this site.
2. The City of Knoxville 2006 One Year Plan Update proposes general commercial use for the property.
3. The site is within the Urban Growth (inside the city) Area on the Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 3/13/2007 and 3/27/2007. 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.



**2-J-07-RZ
REZONING**

Petitioner: Erma Jean Wilson/
Reginald Stacey Sudderth

Map No: 70

Jurisdiction: City



From: C-3 (General Commercial)
To: C-4 (Highway and Arterial Commercial)

Original Print Date: 01/22/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902