

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

▶ **FILE #:** 1-D-07-PA **AGENDA ITEM #:** 68
 1-G-07-RZ **AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** PHIL SAVAGE
 OWNER(S): KNOXVILLE DEVELOPMENT CORPORATION
 PREMIER ATHLETICS LLC

TAX ID NUMBER: 93 A B 044 & 044.01

JURISDICTION: Council District 3

▶ **LOCATION:** Northeast side Western Ave., southeast of McKamey Rd.

▶ **TRACT INFORMATION:** 3.54 acres.

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Western Avenue a two lane, major arterial street with 45' of pavement within a 80' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (Office, Medium Density Residential) / O-1 (Office, Medical, and Related Services)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Gymnastics/cheerleading

▶ **PROPOSED USE:** Continue gymnastics/cheerleading

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: Property was designated Office and rezoned O-1 in 1985.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Residences / LDR/R-1 / residential

South: Law office / MU O/MDR/O-1 Office

East: Vacant land / MU O/MDR/R-1 Residential

West: Businesses and residence / GC/MU O/MDR/ C-4 and R-1 residential

NEIGHBORHOOD CONTEXT: This developed site is within an area of office and retail uses that have developed under C-3, C-4 and O-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE GC (General Commercial) designation for the southern half of the site. Applicant requested GC for all the site.**

Extension of the GC designation on this site to the depth of the adjoining GC would be compatible with surrounding development, while maintaining an office buffer for the residential uses to the north of this site.

► **APPROVE C-3 (General Commercial) zoning of the southern half of the site. Applicant requests C-4 zoning**

C-3 zoning will permit retail uses on the southern half of the site, but not outdoor sales display such as automobiles, which is permitted in C-4 zones.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. A General Commercial designation and C-3 zoning on the southern half of this site are appropriate within this mixed use area, which contains businesses and residences within R-1, O-1, C-3 and C-4 zones with frontage to Western Avenue.
2. Uses allowed under C-3 zoning are compatible with the scale and intensity of the surrounding land uses and zoning pattern that includes both C-3 and C-4 zoning; leaving the north part of the site O-1 will ensure that retail uses do not abut the residential lots to the north of the site.
3. The requested C4 zone permits outdoor display of merchandise with its exterior light and noise, which are not deemed appropriate for this site

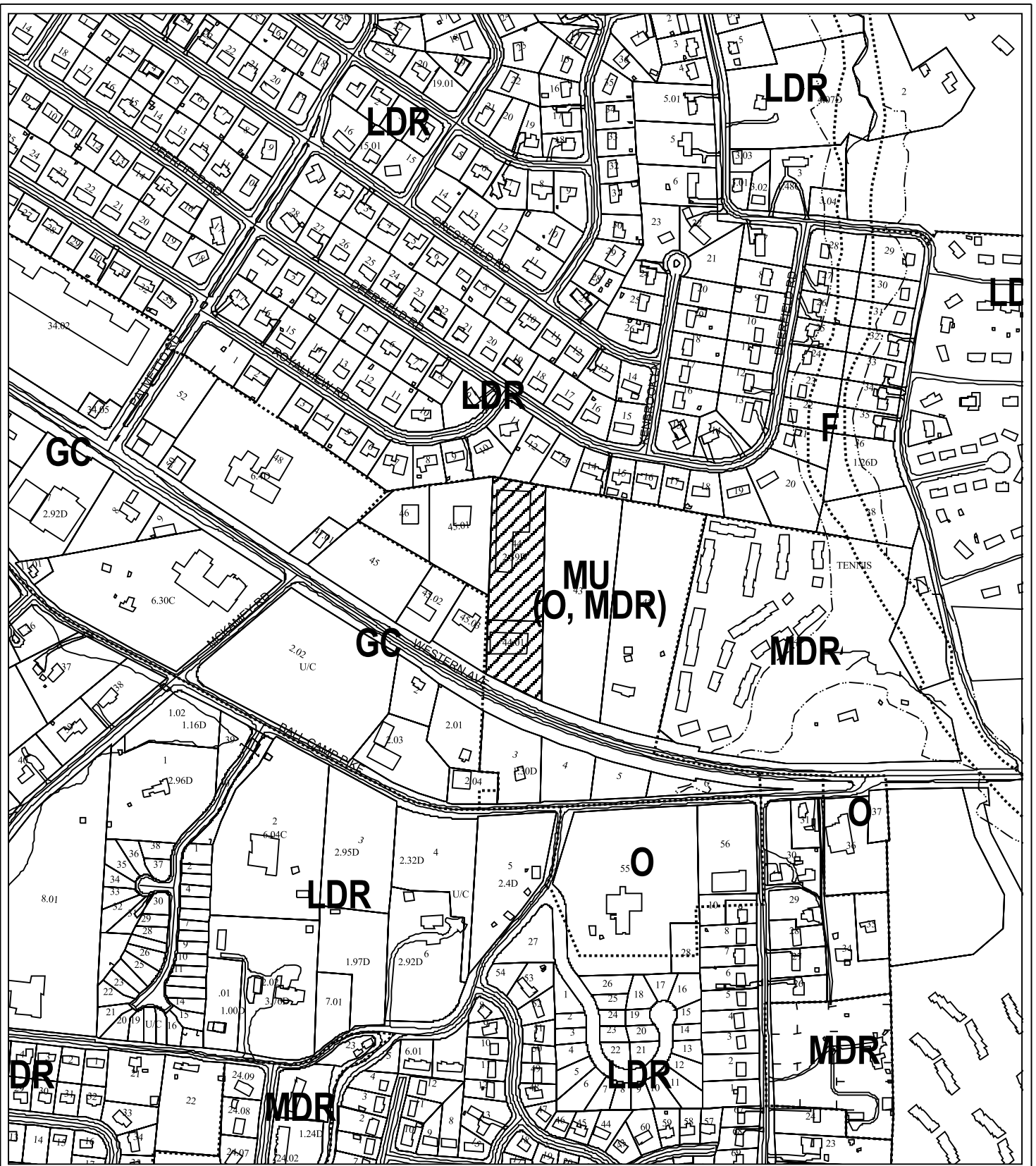
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The traffic generated by the commercial development of part of this site can be accommodated by Western Ave.
3. Commercial development of this site will have no impact on schools.
4. C-3 zoning is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes Mixed Use O/MDR for the site.
2. This site is located within the Urban Growth Area (inside the city) of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/27/2007. 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.




1-D-07-PA/1-G-07-RZ
 PLAN AMENDMENT

Petitioner: Phil Savage

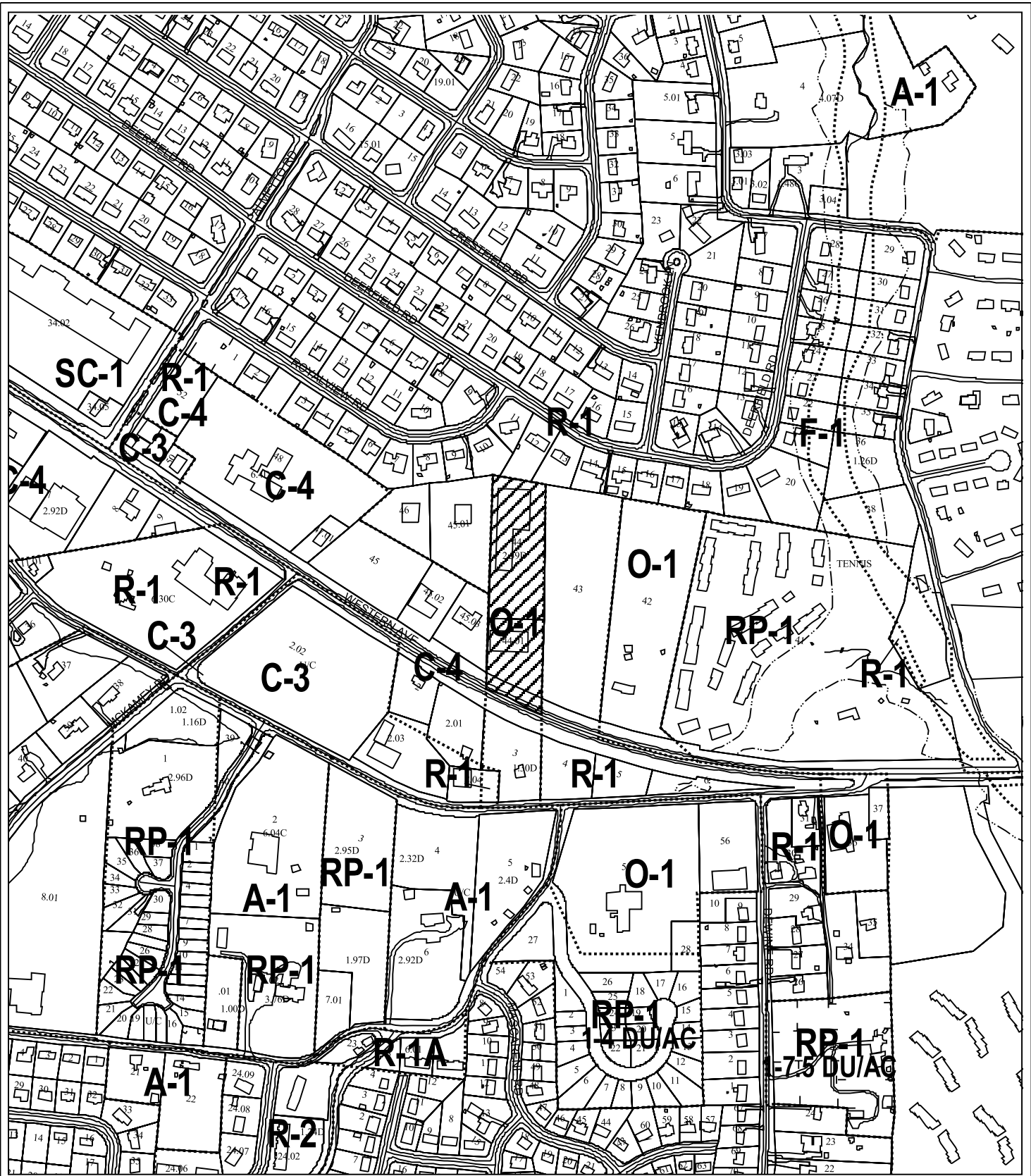
Map No: 93

Jurisdiction: City

 From: MU (Mixed Uses) (Office, Medium Density Residential)
 To: GC (General Commercial)


Original Print Date: 12/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**1-G-07-RZ
REZONING**

Petitioner: Phil Savage
 Map No: 93
 Jurisdiction: City

 From: O-1 (Office, Medical, and Related Services)
 To: C-4 (Highway and Arterial Commercial)

Original Print Date: 12/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

