

▶ **FILE #:** 6-E-07-RZ

AGENDA ITEM #: 80

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SHERROD LEON K & BARBARA D

TAX ID NUMBER: 72 A B 006

JURISDICTION: City Council District 4

▶ **LOCATION:** North side Asheville Hwy., northwest of S. Ruggles Ferry Pike

▶ **APPX. SIZE OF TRACT:** 0.8 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Asheville Hwy., a four lane, median divided, 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:** Commercial

▶ **PROPOSED USE:** Commercial including outdoor sales

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned C-3 following annexation into the City of Knoxville in 2003. (10-Y-03-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land and business / C-3 Commercial

South: Asheville Hwy., / C-3 Commercial

East: Residences / R-1 Residential

West: Businesses / C-3 Commercial

NEIGHBORHOOD CONTEXT: This developed business site is part of the commercial/ residential area that extends along both sides of this section of Asheville Hwy. within C-3, C-4, CA, CB, R-1 and R-2 zones.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

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

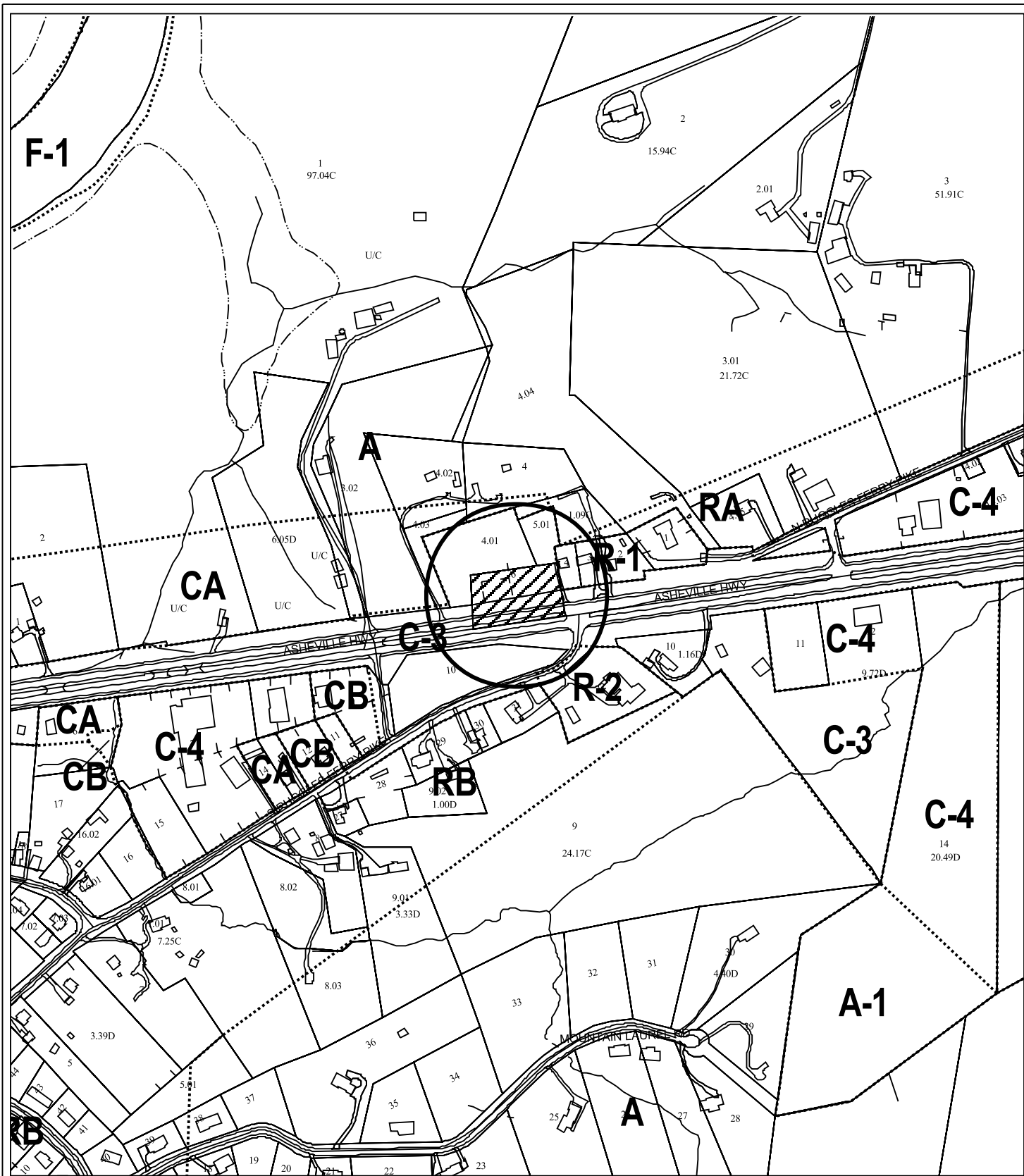
C-4 zoning is consistent with surrounding zoning and development and will permit the owner to lease the site to an auto sales business.

COMMENTS:

This site was annexed with surrounding property that had been zoned CA and RA in the county. At that time all the commercial property was zoned C-3, although the subject property use at the time of annexation would have been more appropriate for C-4 zoning.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. 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.



**6-E-07-RZ
REZONING**

Petitioner: City of Knoxville

Map No: 72

Jurisdiction: City



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

Original Print Date: 05/30/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902