

▶ **FILE #:** 6-I-07-RZ

AGENDA ITEM #: 84

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** REESE / SNELSON PARTNERSHIP

OWNER(S): REESE & SNELSON PARTNERSHIP

TAX ID NUMBER: 57 O A 013 PORTION NOT ZONED CA

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side Central Avenue Pike, northwest of Dante Rd.

▶ **APPX. SIZE OF TRACT:** 2.65 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 23' of pavement width within 70' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** CB (Business & Manufacturing) and RB (General Residential)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office complex

EXTENSION OF ZONE: Yes, extension of CA from the southwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Insurance office and church / CA (General Business) and RB (General Residential)
 South: Weigel's / CA (General Business)
 East: Paintball facility / CB (Business & Manufacturing) and RB (General Residential)
 West: Central Avenue Pike - Car dealership and car wash / C-4 (Highway & Arterial Commercial) and CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area around the intersection of Dante Rd. and Central Avenue Pike is developed with commercial and office uses under CA, CB, C-3 and C-4 zoning.

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

STAFF RECOMMENDATION:

▶ **APPROVE CA (General Business) zoning.**

CA is a logical extension of zoning from the southwest and is consistent with the sector plan designation for the area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the southwest.
3. The CA zone allows commercial use of this parcel, consistent with the North County Sector Plan proposal.

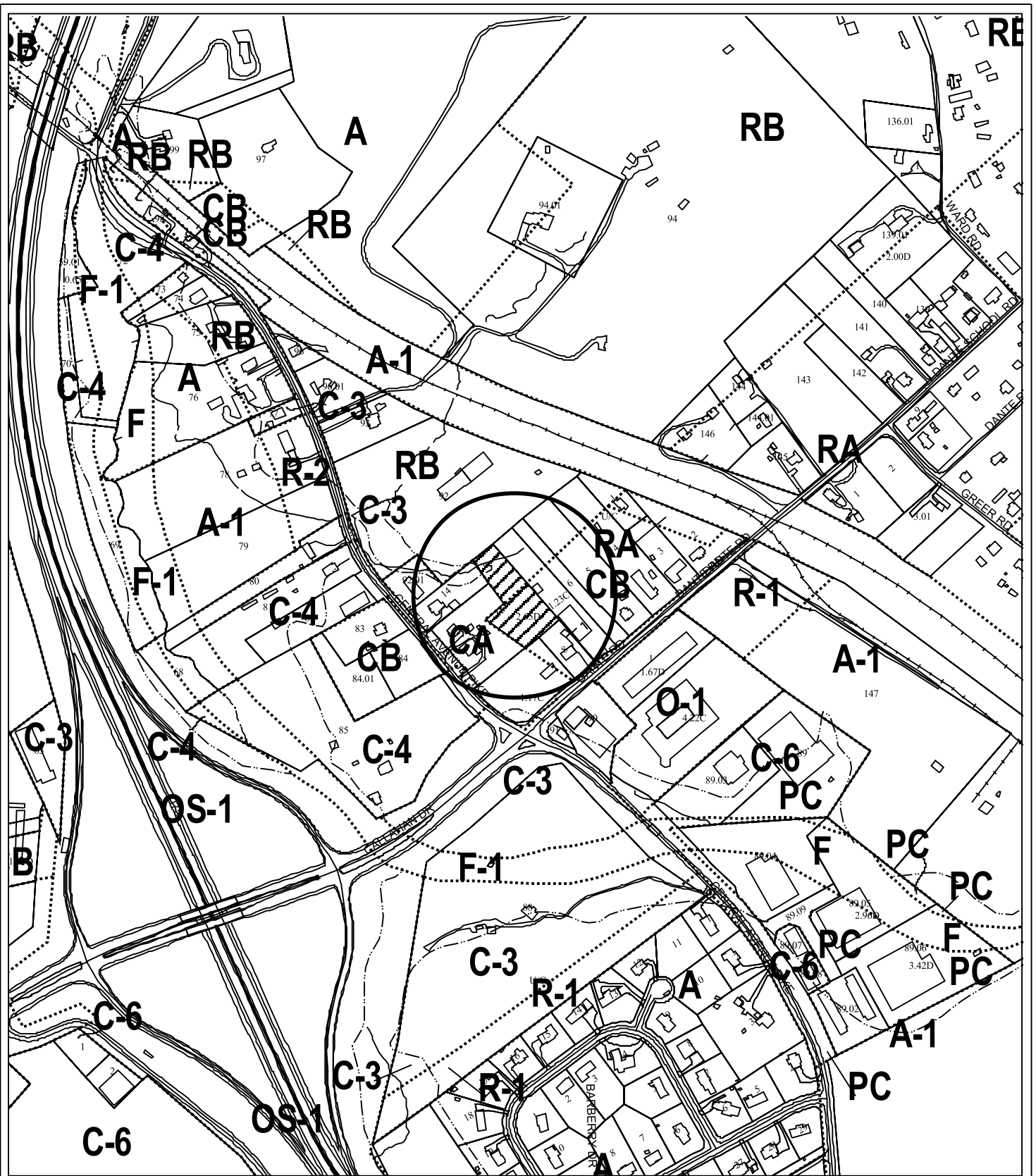
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of commercial use developed, but the site is located on an arterial street near the intersection of another arterial street.
3. The proposal is compatible with the surrounding zoning and land uses, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for commercial zoning on some surrounding parcels, consistent with the sector plan proposal for the area.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



6-I-07-RZ
REZONING

Petitioner: Reese / Snelson Partnership

Map No: 57

Jurisdiction: County



From: CB (Business & Manufacturing) and RB (General Residential)

To: CA (General Business)

Original Print Date: 05/30/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

0 500'

