

▶ **FILE #:** 6-J-07-RZ

**AGENDA ITEM #:** 85

**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** BARRY COWART

OWNER(S): MILLER FORREST & CATHERINE H

TAX ID NUMBER: 67 277 PORTION ZONED A

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side Clinton Hwy., west of Schaad Rd.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Hwy., a median divided five lane, major arterial street.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Shopping center

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but almost all of the surrounding property has been rezoned commercial over the last 20 years.

SURROUNDING LAND USE AND ZONING: North: Retail business and Clinton Hwy. CA Commercial

South: Home Depot / C-4 Commercial

East: Retail business / CA Commercial

West: Retail business / CA and A Agricultural

NEIGHBORHOOD CONTEXT: This site is surrounded by commercial development that has occurred under CA and C-4 zones.

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

**STAFF RECOMMENDATION:**

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

CA zoning of all of this property is consistent with surrounding zoning and development. The sector plan proposes Commercial use for the site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The CA zoning is an extension of the commercial zoning already in place on part of the site and would permit development compatible with the scale and intensity of the surrounding commercial development and zoning pattern.
2. CA zoning will allow commercial development of the property that is in character with other recent development in the area.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The CA zoning will allow the proposed retail use on the property.
3. The CA zoning would permit a continuation of the recent commercial zoning trend in this area of Clinton Hwy., which has capacity to accommodate it.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. CA zoning is consistent with the Commercial designation of this site shown on the North County Sector Plan.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

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.

