

▶ **FILE #:** 5-E-07-RZ

**AGENDA ITEM #:** 74

**AGENDA DATE:** 5/10/2007

▶ **APPLICANT:** TURLEY BROTHERS

OWNER(S): SAME

TAX ID NUMBER: 68 L D 028(PART)

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Shasta Dr., northeast of Central Avenue

▶ **APPX. SIZE OF TRACT:** 0.34 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Shasta Dr., a two lane, local street with 19 ft of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services)

▶ **ZONING REQUESTED:** C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** General retail

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned O-1 in the 1980's

SURROUNDING LAND USE AND ZONING: North: Businesses / GC/C-3 and O-1 office

South: Residences / MDR / R-2 Residential

East: Residences / MU (O/GC) R-2 and O-1 office

West: Restaurant / GC / C-1 Neighborhood Commercial

NEIGHBORHOOD CONTEXT: This site is part of a block of mixed use office, commercial and residential uses that has evolved over the last twenty years along this section of Cedar Lane within C-3, C-1 and O-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE C-1 (Neighborhood Commercial) zoning for the north part of the site as requested**

C-1 zoning is consistent with surrounding zoning and development. The sector plan and One Year plan propose office and/or commercial use for the site.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The C-1 and O-1 proposals are both consistent with the surrounding land use and zoning patterns and the zoning pattern on the adjoining property to the southwest. This proposed zoning pattern will allow redevelopment of the block to occur with retail uses fronting along Cedar Ln., while protecting the Shasta Dr. street frontage from extensive retail uses and unrestricted access to this local street.
2. Both C-1 and O-1 are consistent with the One Year Plan designation for the site. O-1 zoning adjacent to Shasta Dr will ensure less intensive use of that part of the site, restrictive vehicular access to Shasta Dr., and generally be more compatible with the residential properties still found along Shasta Dr.

3. The site is located between commercial and office uses zoned C-3, C-1 and O-1 and residential uses zoned R-2. C-1 permitted uses are compatible with the adjoining uses, but would be less intense than uses permitted under the C-3 zoning.

4. The southeast side of Cedar Ln., northeast of Central Avenue Pike and southwest of the railroad, has been the subject of several planning and zoning studies through the years trying to acknowledge the impacts of Cedar Lane traffic, while protecting the residential neighborhood to the southeast of Shasta Dr. The block between Cedar Ln. and Shasta Dr., that includes this site, has been shown and zoned for office and commercial uses as the I-75/Cedar Ln. interchange has evolved. This proposal continues this trend.

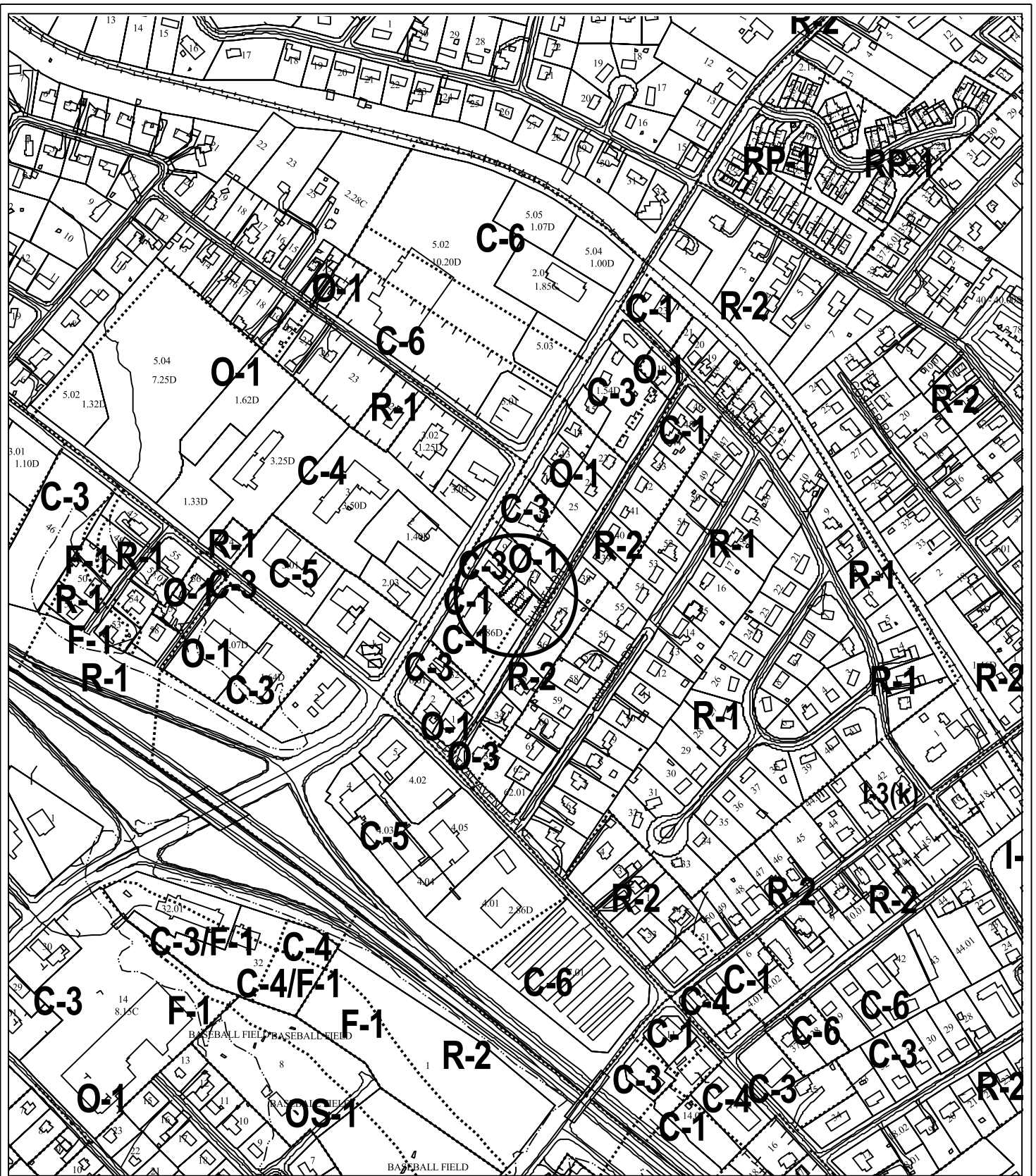
#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The C-1 and O-1 zonings would have a minimal impact on streets and no impact on schools.
3. The C-1 and O-1 zonings are compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the C-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The North City Sector Plan proposes office uses for this site, although the adjoining property to the southwest is zoned in the same manner as requested by the applicant.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future requests for C-1 zoning closer to Shasta Dr. on nearby properties.

If approved, this item will be forwarded to Knoxville City Council for action on 6/5/2007 and 6/19/2007. 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.



**5-E-07-RZ  
REZONING**

Petitioner: Turley Brothers

Map No: 68

Jurisdiction: City



From: O-1 (Office, Medical, and Related Services)

To: C-1 (Neighborhood Commercial)

Original Print Date: 04/25/07

Revised:

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