

▶ **FILE #:** 11-B-07-RZ

**AGENDA ITEM #:** 59

**AGENDA DATE:** 11/8/2007

▶ **APPLICANT:** CLIFF HELTON  
 OWNER(S): CAIN LILLIE MAE % CLIFF HELTON

TAX ID NUMBER: 131 052

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side Kingston Pike, east of Lovell Rd.

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 80' of right of way.

UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

▶ **ZONING REQUESTED:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Retail business

▶ **PROPOSED USE:** Warehouse and retail

EXTENSION OF ZONE: Yes, extension of CB from the east

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant property / C-3 (General Commercial)

South: Kingston Pike - Retail businesses / CA (General Business)

East: Retail and warehousing uses / CA (General Business) and CB (Business & Manufacturing)

West: Church and cemetery / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed primarily with commercial uses under CA, CB and C-3 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE CB (Business & Manufacturing) zoning.**

CB is an extension of zoning from the east, is compatible with surrounding development and is consistent with the sector plan proposal for the property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The recommended CB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CB is a logical extension of zoning from the east. All adjacent properties have some type of commercial zoning.
3. CB zoning will allow the proposed warehousing and retail uses, similar to adjacent properties to the east.
4. The proposal is consistent with the sector plan designation for the site.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Kingston Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site. The additional traffic impact of CB zoning over the current CA is minimal.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

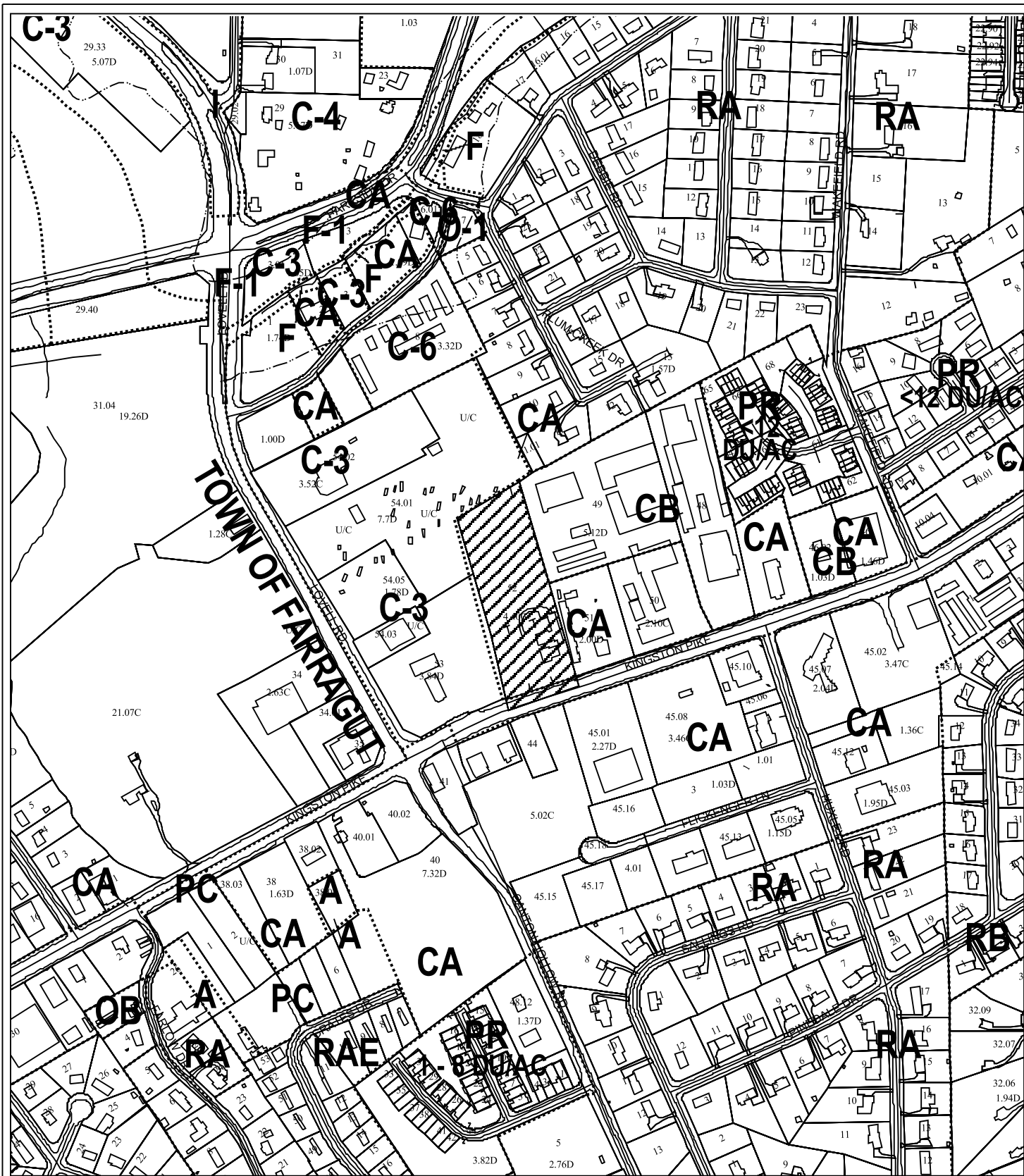
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. If approved, this request may lead to future rezoning requests for CB zoning on other CA zoned properties in the immediate area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/17/2007. 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.



**11-B-07-RZ  
REZONING**



From: CA (General Business)  
To: CB (Business and Manufacturing)

Original Print Date: 10/23/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cliff Helton

Map No: 131

Jurisdiction: County

