



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

FILE #: 11-D-07-RZ

AGENDA ITEM #: 61

AGENDA DATE: 11/8/2007

APPLICANT: RANDY COOPER
OWNER(S): ROCKY TOP DEVELOPMENT LLC

TAX ID NUMBER: 59 031

JURISDICTION: City Council District 4

LOCATION: Northeast side Loves Creek Rd., northwest of Millertown Pike

APPX. SIZE OF TRACT: 4.88 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Loves Creek Rd., a local street with 20' of pavement width within 60' of right of way. The paved portion of this street ends at the subject property.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

PRESENT ZONING: C-3 (General Commercial)

ZONING REQUESTED: C-6 (General Commercial Park)

EXISTING LAND USE: Vacant land

PROPOSED USE: Self service storage facility

EXTENSION OF ZONE: Not an extension of C-6, but adjacent properties are zoned C-3 and SC-3.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot / SC-3 (Regional Shopping Center)

South: Grocery store / C-3 (General Commercial)

East: Railroad and Mill Rd. right of way / A (Agricultural)

West: Loves Creek Rd. right of way and Love Creek / SC-3 (Regional Shopping Center) and F-1 (Floodway)

NEIGHBORHOOD CONTEXT: The area southwest of the railroad is developed with commercial uses under SC-3, C-3 and C-6 zoning. The Knoxville Center Mall is located to the southwest of this site.

STAFF RECOMMENDATION:

APPROVE C-6 (General Commercial Park) zoning.

C-6 is a compatible zone to adjacent development and zoning and is consistent with the sector and One Year Plan proposals for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended C-6 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. There are some other C-6 zoned properties to the southeast along Loves Creek Rd. Most adjacent properties have some type of commercial zoning.

3. C-6 is similar to the current C-3 zoning, except that it allows a few additional uses. In addition, the C-6 zone requires administrative site plan approval by MPC staff prior to construction, while the C-3 zones requires no MPC review for most uses.

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. The additional traffic impact of C-6 zoning over the current C-3 is minimal.
3. The recommended C-6 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

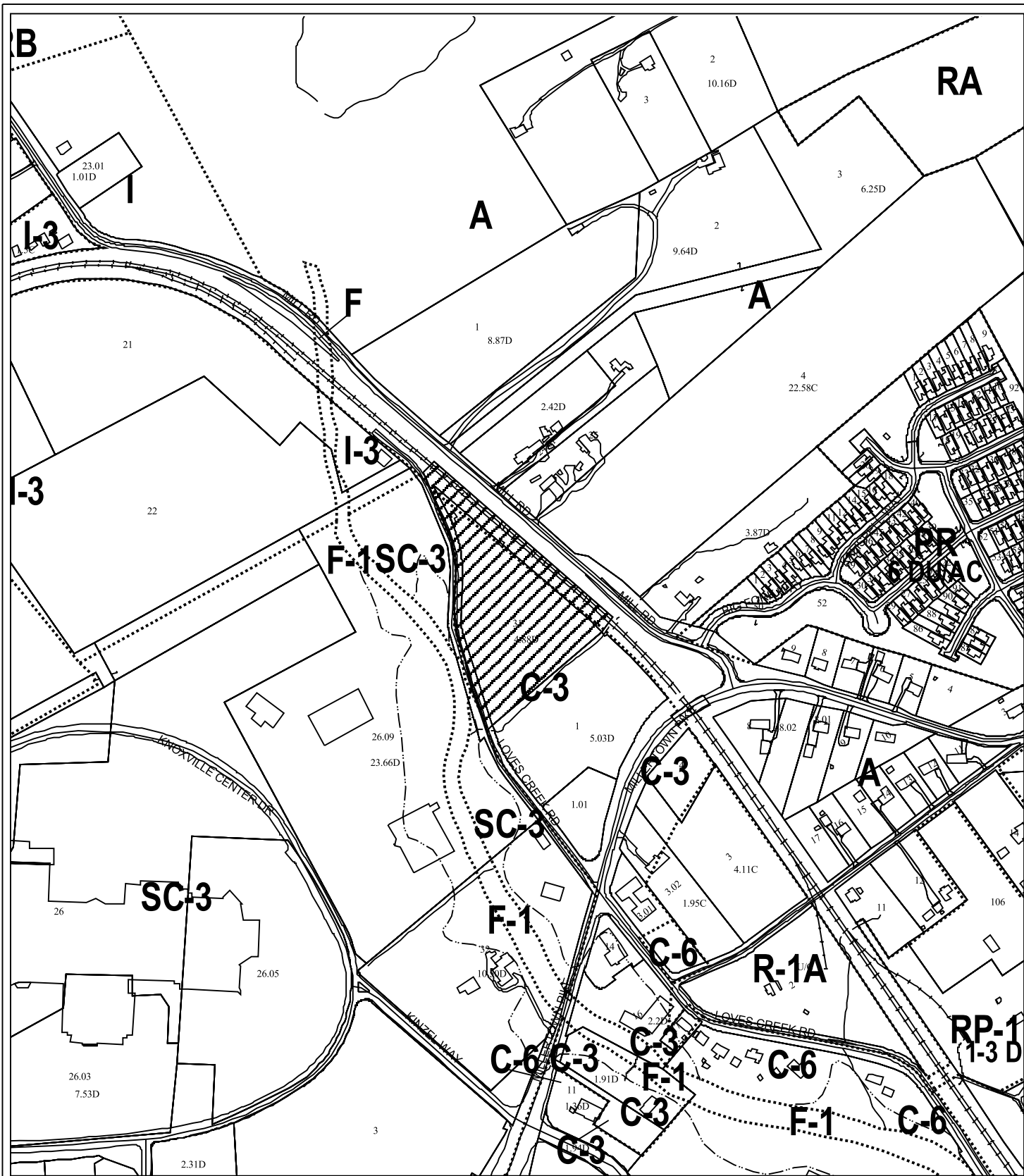
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes general commercial uses for this site, consistent with the proposal.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/4/2007 and 12/18/2007. 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.



**11-D-07-RZ
REZONING**

Petitioner: Randy Cooper

Map No: 59

Jurisdiction: City



From: C-3 (General Commercial)
To: C-6 (General Commercial Park)

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