

▶ **FILE #:** 11-L-07-RZ

AGENDA ITEM #: 69

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** **PARKS ICF, LLC**
 OWNER(S): PARKS ICF WALL SYSTEMS LLC
 SONBRIGHT GROUP LLC

TAX ID NUMBER: 69 P A 007 & 008

JURISDICTION: City Council District 5

▶ **LOCATION:** **Southeast side of Tillery Dr., southwest side Bounds Rd.**

▶ **APPX. SIZE OF TRACT:** **30400 square feet**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Tillery Dr., a two lane, major collector street with 24' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Second Creek

▶ **PRESENT ZONING:** **R-2 (General Residential)**

▶ **ZONING REQUESTED:** **C-3 (General Commercial)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Commercial offices, combined with parcel to the southwest**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjoining property was zoned C-3 in 1990's.

SURROUNDING LAND USE AND ZONING: North: Mobile home park / O-1 Office

South: Residences / R-2 Residential

East: Residences / R-2 Residential

West: Business / C-3 Commercial

NEIGHBORHOOD CONTEXT: This site is in a mixed use area of businesses and residential uses that have developed under C-3, C-6, O-1 and R-2 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) zoning**

C-3 commercial expansion onto this site is supported by the adopted One Year Plan , will not substantially change the character of this area and will continue a commercial and office transition that has been occurring along this section of Tillery Dr. for several years

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject parcel is adjacent to property already zoned C-3. The proposal will allow the subject property to be rezoned C-3 for the same range of commercial uses as allowed on the adjoining site.
2. C-3 is a logical extension of zoning along the south side of Tillery Dr.
3. Development permitted under C-3 zoning is compatible with the scale and intensity of the surrounding

commercial development and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on streets and no impact on schools.
3. The proposal is compatible with surrounding land uses and zoning and will have minimal impact on adjacent properties.

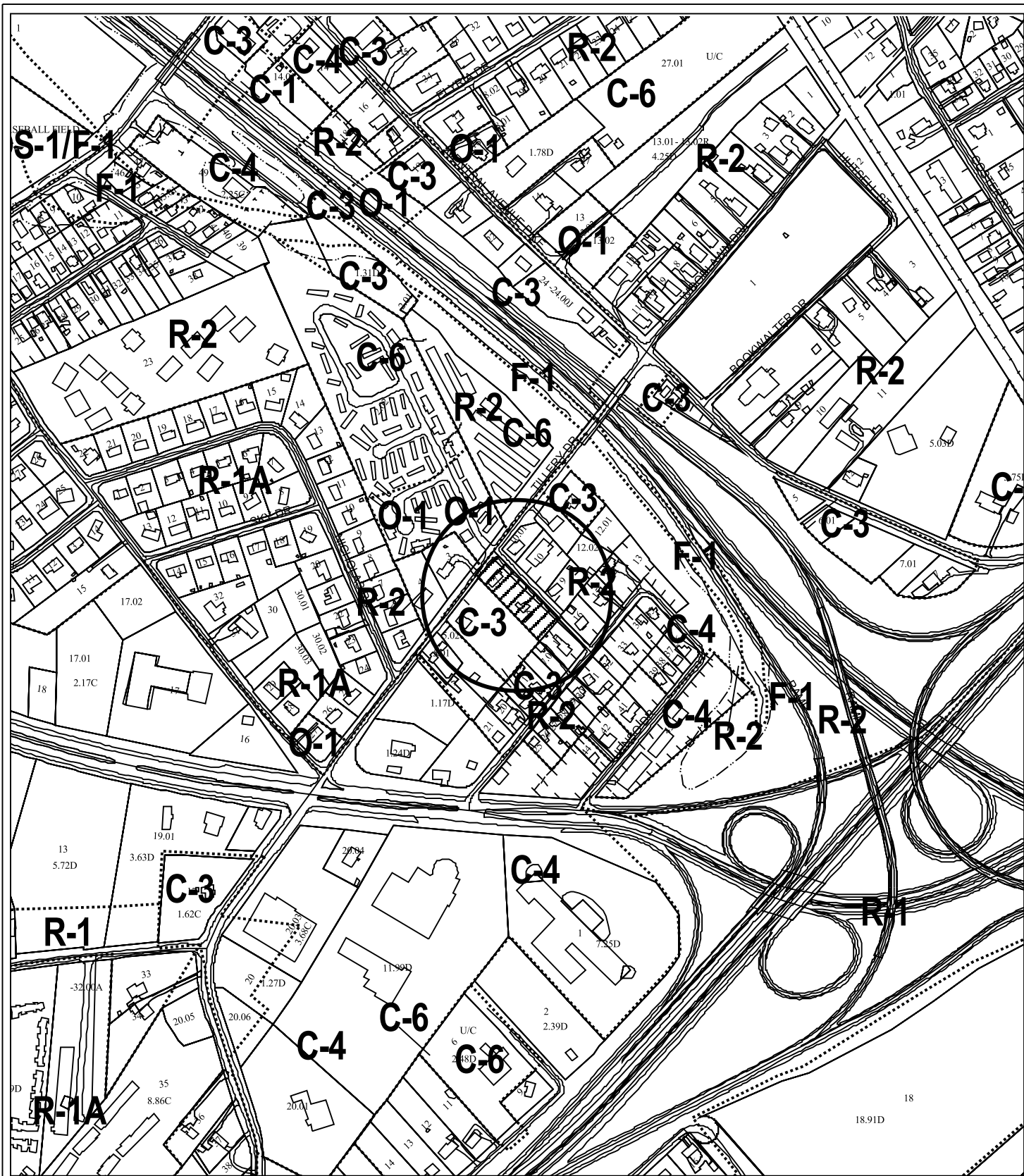
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes medium density residential and/or office uses for this site.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests in the future along Tillery Dr. to fill in the adjacent properties that are not zoned commercial or office.

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-L-07-RZ
REZONING**

Petitioner: Parks ICF, LLC

Map No: 69

Jurisdiction: City



From: R-2 (General Residential)
To: C-3 (General Commercial)

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