



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

FILE #: 11-P-07-RZ

AGENDA ITEM #: 73

AGENDA DATE: 11/8/2007

APPLICANT: CITY OF KNOXVILLE

OWNER(S): WILBANKS, LLC

TAX ID NUMBER: 68 045.01,045.02,046,072.01 068 072.02

JURISDICTION: City Council District 5

LOCATION: **Northeast and southwest side of Keck Rd., southwest side I-75 , southeast of Callahan Dr.**

APPX. SIZE OF TRACT: 76 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Keck Rd., and Wilbanks Rd., both two-lane, local streets with 16' to 18' pavement widths.

UTILITIES: Water Source: Hallsdale-Powell Utility District/KUB

Sewer Source: Hallsdale-Powell Utility District/KUB

WATERSHED: Knob Fork Creek

PRESENT ZONING: **No Zone (formerly CB (Business and Manufacturing) and A (Agricultural))**

ZONING REQUESTED: **C-4 (Highway and Arterial Commercial) and A-1 (General Agricultural)**

EXISTING LAND USE: **Residences, Trucking businesses and vacant land**

PROPOSED USE: **Same as existing**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / CB and C-6 Commercial

South: Residences and vacant land / A Agricultural

East: Businesses and vacant land / A-1 and CB Commercial

West: Residences and vacant land / A and RA Residential

NEIGHBORHOOD CONTEXT: This annexed area is comprised of both rural residential and commercial development that has occurred under A, C-6, and CB zones.

STAFF RECOMMENDATION:

APPROVE C-4 (Highway and Arterial Commercial) and A-1 (General Agricultural) zones

C-4 and A-1 zones are comparable city zones to the former A and CB zones of the county.



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-P-07-RZ
GOVERNMENTAL REZONING**

-  From: No Zone
To: A-1 (General Agricultural)
-  From: No Zone
To: C-4 (Highway and Arterial Commercial)

Original Print Date: 10/23/07 Revised: 10/29/07
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville
Map No: 68
Jurisdiction: City

