

▶ **FILE #:** 8-A-08-RZ

AGENDA ITEM #: 59

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** LANE PROPERTIES

OWNER(S): LANE PROPERTY LP

TAX ID NUMBER: 68 L D 014

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side Cedar Ln., southwest of Fennel Rd.

▶ **APPX. SIZE OF TRACT:** 13700 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Cedar Lane, a three to five lane, minor arterial street within 85' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

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

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Any use permitted in the C-3 zone

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to C-3 and C-1 in recent years

SURROUNDING LAND USE AND ZONING: North: Cedar Ln. and businesses / C-3 (General Commercial)

South: Residences / O-1 (Office, Medical & Related Services)

East: Businesses / C-3 (General Commercial)

West: Residence, office / O-1 (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This site is in a mixed use area of residences, offices and retail businesses that have developed under O-1, C-1 and C-3 zones

STAFF RECOMMENDATION:

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

C-3 is an extension of zoning from the northeast, is consistent with the One Year Plan and sector plan designations, and is compatible with surrounding development.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the surrounding development and zoning pattern and an extension of zoning from the adjoining property to the northeast.
2. C-3 zoning is consistent with the commercial One Year and sector plan designations for the site.
3. The site is adjacent to a commercial business, zoned C-3 and across from a grocery store, zoned C-6. C-3 permitted uses are compatible with adjoining development.

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, attempting to acknowledge the impacts of Cedar Lane traffic, while protecting the residential neighborhood to the south 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. C-3 zoning would have a minimal impact on streets and no impact on schools.
3. C-3 zoning is compatible with surrounding development and zoning and will have a minimal impact on the adjacent properties.

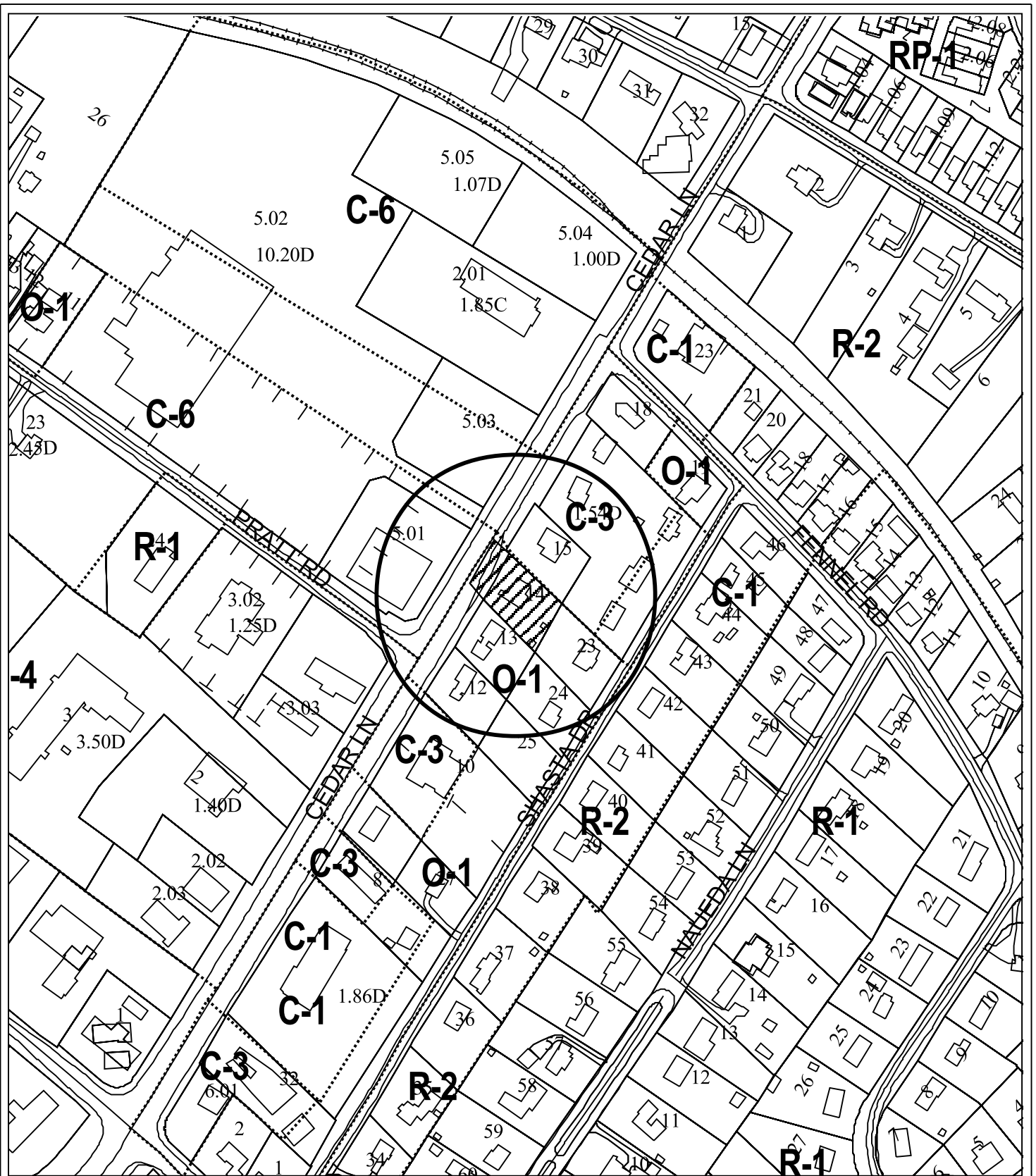
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, consistent with this proposal.
2. The North City Sector Plan proposes commercial uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. Approval of this request may lead to future requests for C-3 zoning on nearby properties, consistent with the commercial uses proposed by the One Year Plan and sector plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/9/2008 and 9/23/2008. 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.



**8-A-08-RZ
REZONING**

Petitioner: Lane Properties

Map No: 68

Jurisdiction: City



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

To: C-3 (General Commercial)

Original Print Date: 07/17/08

Revised:

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

