

▶ **FILE #:** 3-R-02-RZ **AGENDA ITEM #:** 35
 POSTPONEMENT(S): 8/10/06-12/14/06-11/13/08 **AGENDA DATE:** 12/11/2008

▶ **APPLICANT:** CITY OF KNOXVILLE
 OWNER(S): STANLEY R. BENZ
 DONALD L. KEITH MCCORD BRIGHT
 VICKI R. KING, TRUSTEE

TAX ID NUMBER: 132 3, 5 132 HE 18
 JURISDICTION: City Council District 2

▶ **LOCATION:** East side of Sherlake Ln., west side of Hayfield Rd., south of Parkside Dr.

▶ **APPX. SIZE OF TRACT:** 14 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Sherlake Ln., and Hayfield Rd., both local streets with 20' of pavement within 50' rights-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

WATERSHED: Sinking Creek

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

▶ **ZONING REQUESTED:** C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Businesses

▶ **PROPOSED USE:** Businesses

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned CB in the county in the 1970's

SURROUNDING LAND USE AND ZONING: North: Businesses / CB Commercial

South: Businesses / C-3 and C-4 Commercial

East: Businesses / C-3 and CB Commercial

West: Businesses / CB Commercial

NEIGHBORHOOD CONTEXT: This site is within an area of retail and wholesale commercial uses that have developed within CB, C-3, C-4 and CA zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-6 (General Commercial Park) zoning**

C-6 zoning is consistent with the former CB county zoning, and is compatible with surrounding commercial zoning and uses. The sector plan proposes commercial use for this site.

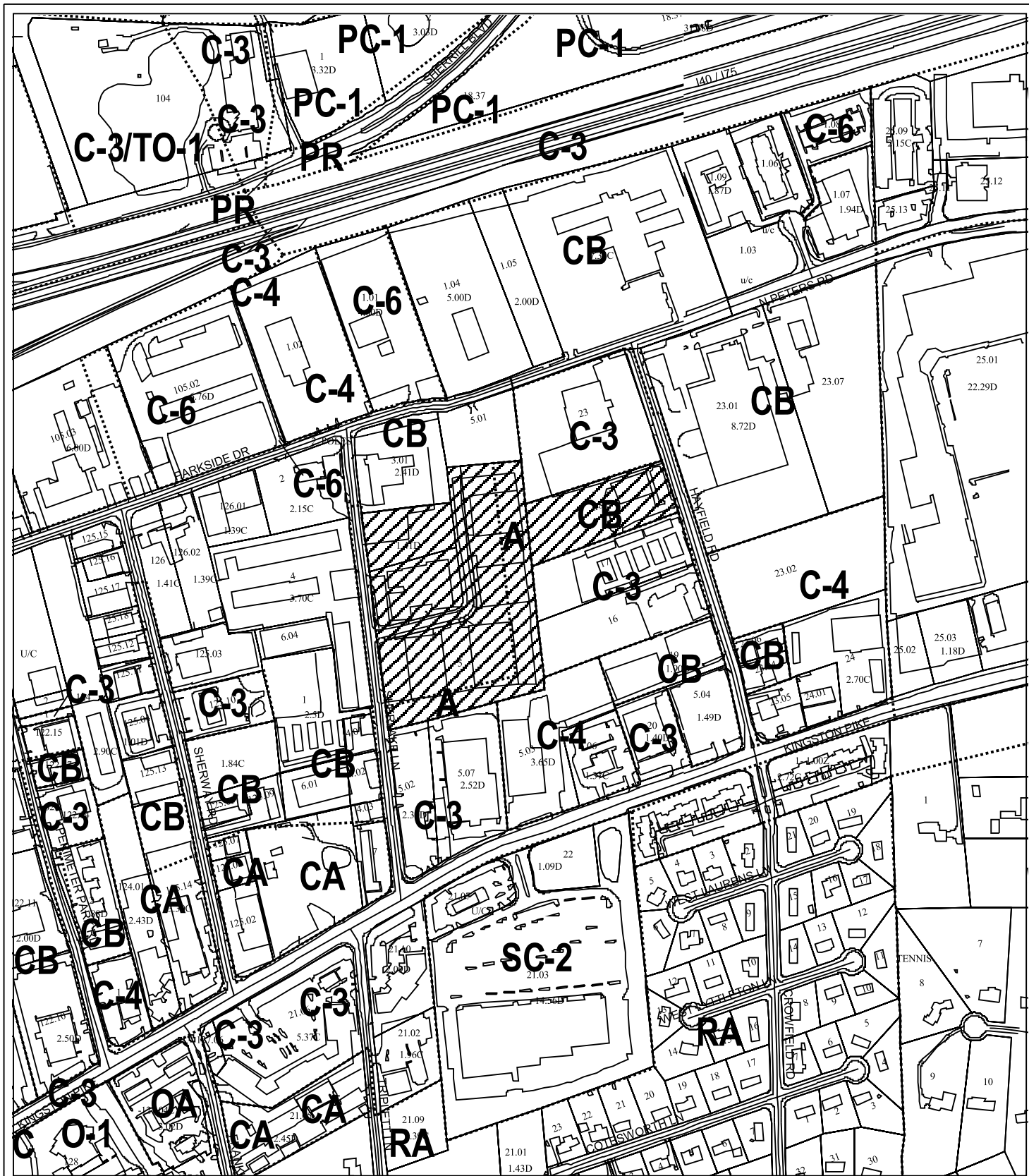
COMMENTS:

The C-6 zoning permits the current uses of the subject properties.

ESTIMATED TRAFFIC IMPACT: Not calculated.


ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/13/2009 and 1/27/2009. 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.



**3-R-02-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 132
 Jurisdiction: City

 From: No Zone (formerly CB & A)
 To: C-6 (General Commercial Park)
 Original Print Date: 02/26/02 Revised: 06/27/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

