

▶ **FILE #:** 2-E-08-RZ

AGENDA ITEM #: 62

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): B & J ENTERPRISES

TAX ID NUMBER: 131 J E 004 & 006

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Deerbrook Dr., southwest of Glade Dr.

▶ **APPX. SIZE OF TRACT:** 1.529 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Deerbrook Dr., a local street with 26' of pavement width within 60' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business) & F (Floodway))

▶ **ZONING REQUESTED:** C-3 (General Commercial) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Offices

▶ **PROPOSED USE:** Offices

EXTENSION OF ZONE: Yes, extension of C-3 and F-1 from the west

HISTORY OF ZONING: Other properties in the area have been rezoned C-3 and F-1 after annexation into the City.

SURROUNDING LAND USE AND ZONING: North: Floodway and vacant land / C-3 (General Commercial) and F-1 (Floodway)

South: Deerbrook Dr. - Self service storage facility / C-6 (General Commercial Park)

East: Vacant / C-6 (General Commercial Park)

West: Vacant / C-3 (General Commercial) and F-1 (Floodway)

NEIGHBORHOOD CONTEXT: The subject properties are part of the Creekside Trade Center commercial development, which is located to the east of Lovell Road.

STAFF RECOMMENDATION:

▶ **APPROVE C-3 (General Commercial) and F-1 (Floodway) zoning.**

C-3 and F-1 are the most comparable City zones to the previous County zones and are compatible with other zoning and development in the area. The sector plan proposes commercial uses and stream protection for these properties.

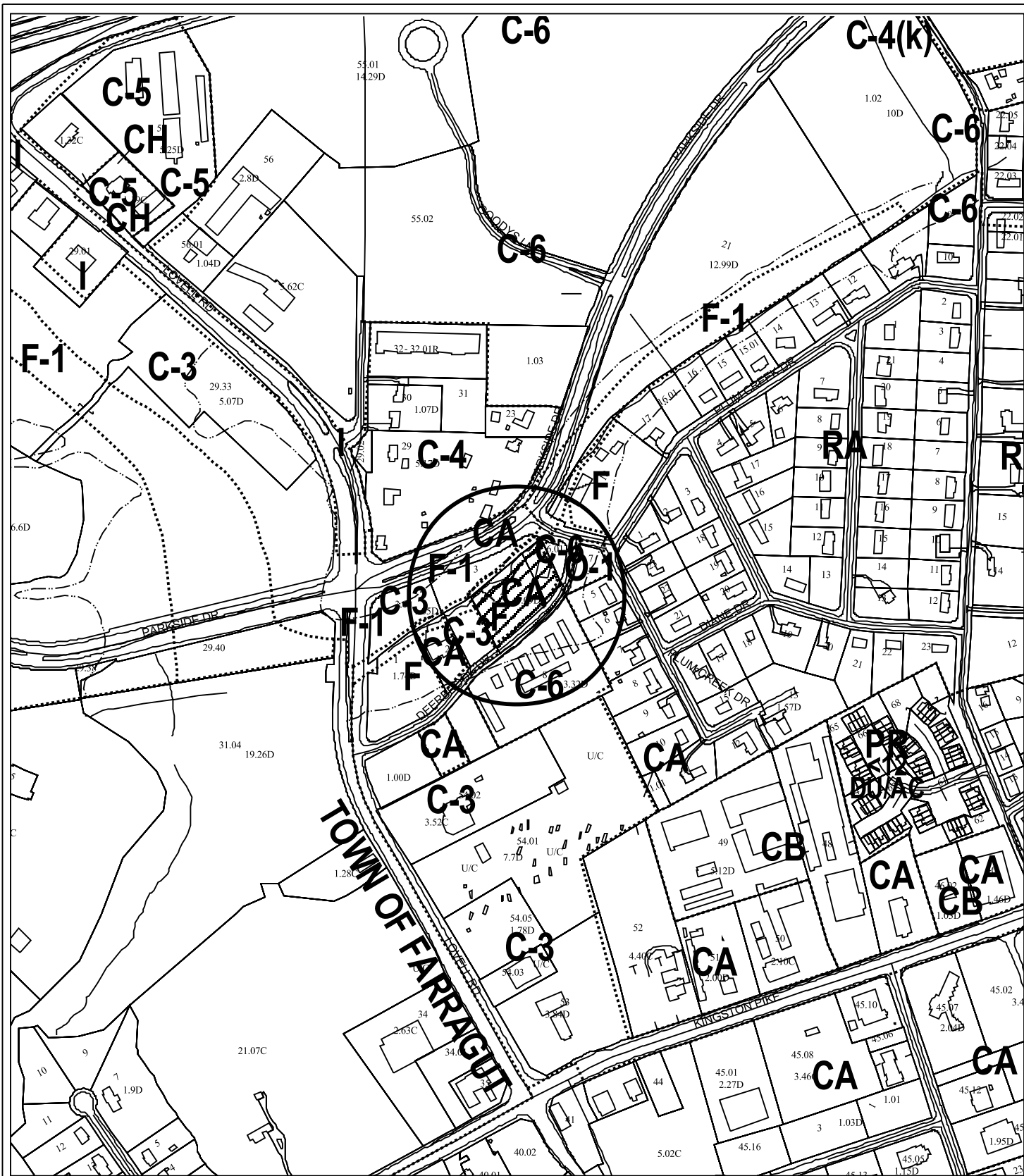
COMMENTS:

Other commercial and floodway properties in this area that have been annexed by the City of Knoxville have been rezoned to C-3 and F-1.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.


If approved, this item will be forwarded to Knoxville City Council for action on 3/11/2008 and 3/25/2008. 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.



**2-E-08-RZ
GOVERNMENTAL REZONING**

Petitioner: City of Knoxville
 Map No: 131
 Jurisdiction: City



 From: No Zone
 To: C-3 (General Commercial) & F-1 (Floodway)

Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902