

▶ **FILE #:** 2-F-08-RZ

AGENDA ITEM #: 63

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): LOUIS AARON TRUAN

TAX ID NUMBER: 68 079

JURISDICTION: City Council District 5

▶ **LOCATION:** Southwest side Central Avenue Pike, northwest of Murray Dr.

▶ **APPX. SIZE OF TRACT:** 1.1 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Central Avenue Pike, a two lane, minor arterial street with 22' of pavement within a 50' right-of-way.

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))

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Business

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned CB in the county in 2001.(10-D-01-RZ/1--A-01-SP)

SURROUNDING LAND USE AND ZONING: North: Central Avenue Pike, vacant land / A-1 Agricultural
 South: I-75, vacant land / CB Commercial
 East: Vacant land / CB Commercial
 West: Business / CB Commercial

NEIGHBORHOOD CONTEXT: This developed site is part of commercial development in place along Central Avenue within PC, CB, C-3, C-4, and C-6 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-4 (Highway and Arterial Commercial) zoning**

C-4 is a comparable city zone to the former CB county zone and permits the existing business on the property. The C-4 zone is compatible with other commercial zoning noted in the area.

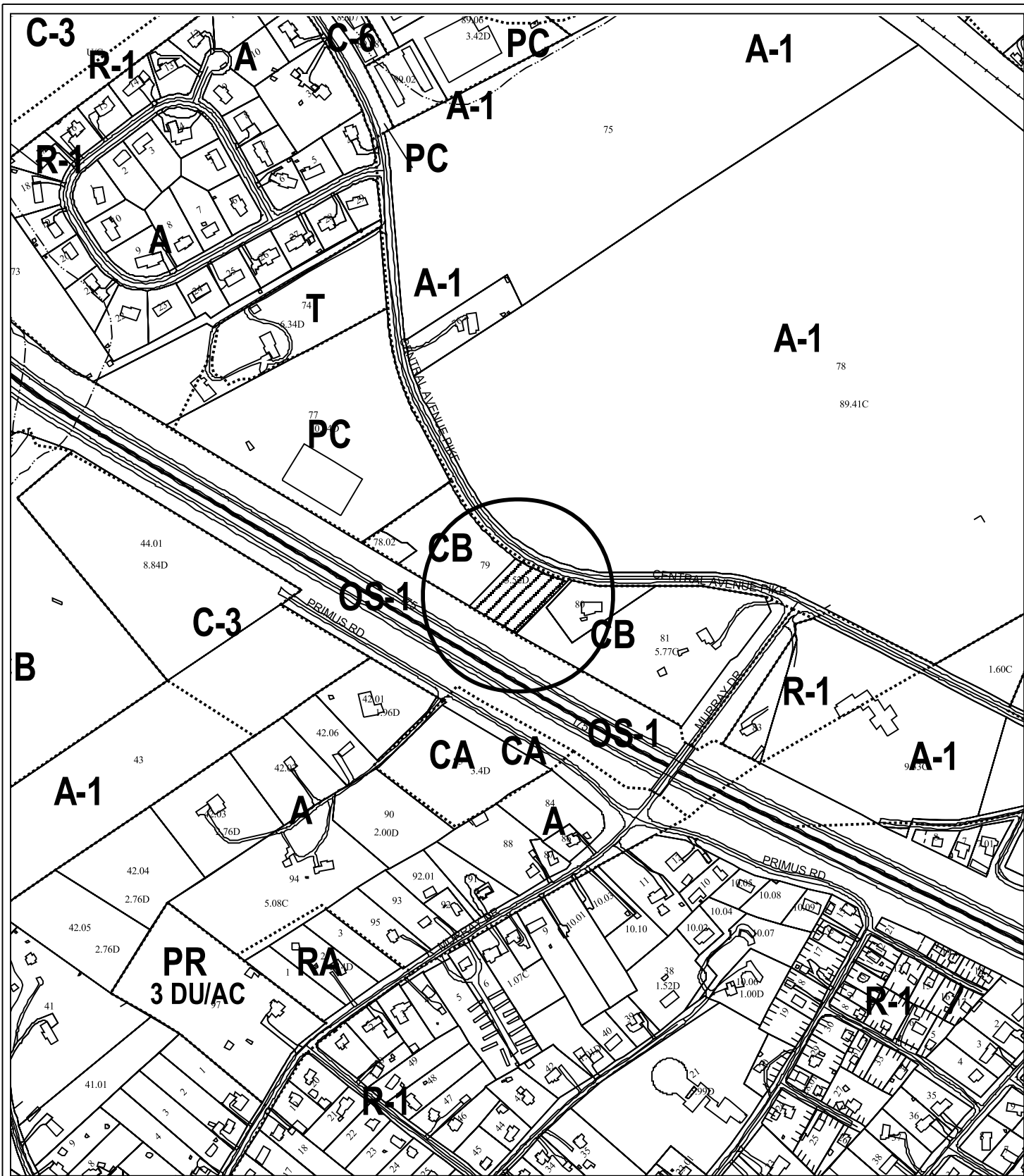
COMMENTS:

Other annexed property in this area has been rezoned to C-3, C-4.and C-6.

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-F-08-RZ
GOVERNMENTAL REZONING

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

 From: No Zone
 To: C-4 (Highway and Arterial Commercial)

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

