

▶ **FILE #:** 2-L-08-RZ

AGENDA ITEM #: 69

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): FURROW REALTY FUND, LP

TAX ID NUMBER: 72 152, 276

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side Strawberry Plains Pike, south side I-40

▶ **APPX. SIZE OF TRACT:** 25.5 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Strawberry Plains Pike, a three and four lane, minor arterial street in this section.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Swan Pond Creek

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

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

▶ **EXISTING LAND USE:** Vacant building

▶ **PROPOSED USE:** Commercial development

EXTENSION OF ZONE: No

HISTORY OF ZONING: This property was rezoned from OB to CB in the county just prior to annexation.

SURROUNDING LAND USE AND ZONING: North: Restaurant and Interstate 40 ROW / OS-1 and C-3 Commercial

South: Businesses / I-3 General Industrial

East: Strawberry Plains Pike and businesses / C-3 and C-6 Commercial

West: Vacant land and residence / O-1, OB, and A Agricultural

NEIGHBORHOOD CONTEXT: This site is part of the commercial node found around the I-40/Strawberry Plains Pike interchange that has developed under C-3, C-4, C-6, CB, CA and I-3 zones.

STAFF RECOMMENDATION:

▶ **APPROVE C-6 (General Commercial Park) zoning. The property owner requests C-4 (Highway and Arterial Commercial) zoning**

Either C-6 or C-4 zoning would be consistent with the former county CB zoning, as well as the surrounding commercial and industrial zoning and development. The staff prefers C-6 zoning of this 25 acre site because a development plan review of any future development is required prior to development. During this review any needed infrastructure improvements and off-site impacts of the proposal can be identified and addressed. The C-4 zone does not require MPC staff approval of a site plan prior to construction.

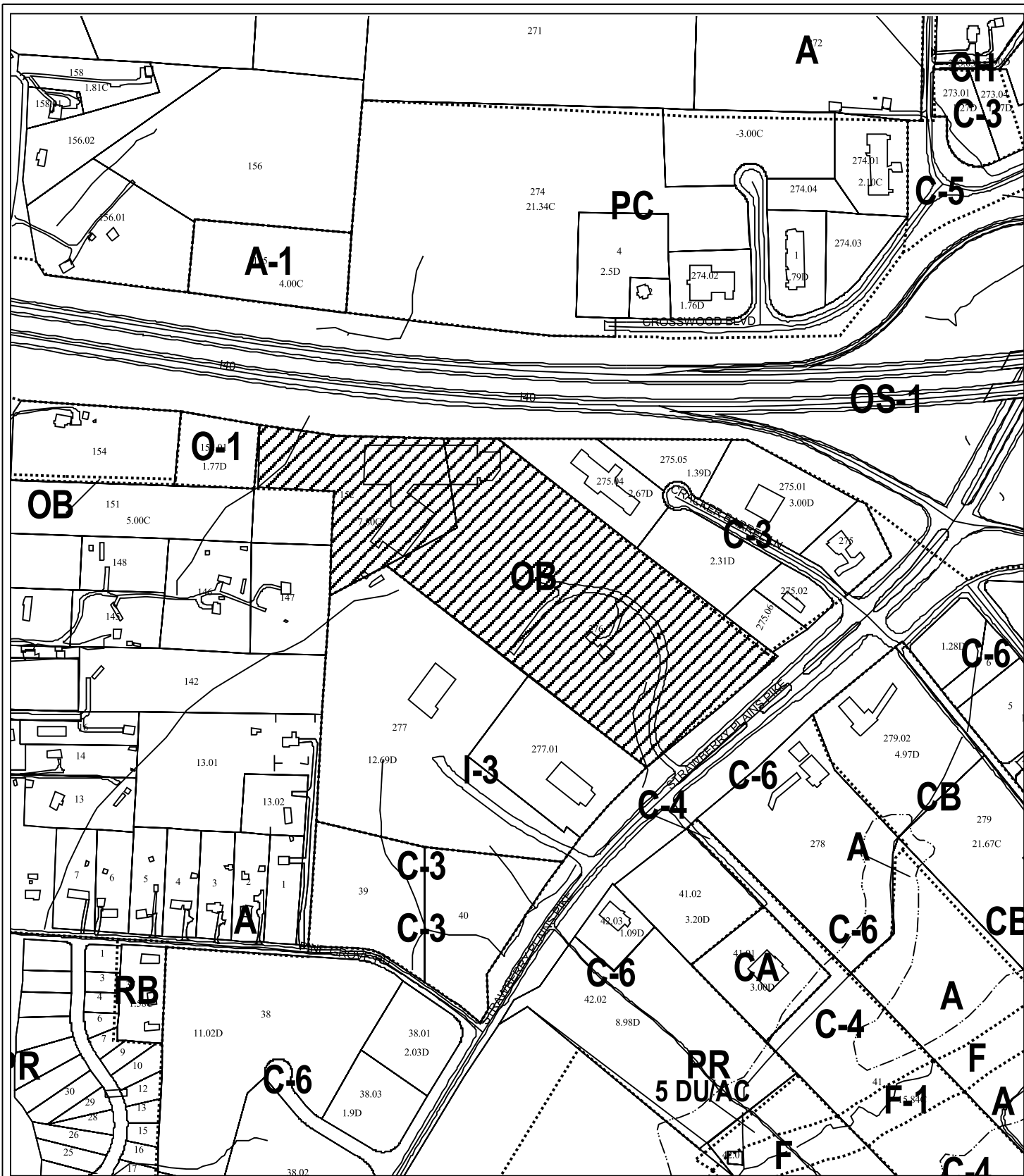
COMMENTS:

Both zones permit similar commercial uses and both zones were noted on annexed properties in the area.

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-L-08-RZ
GOVERNMENTAL REZONING

Petitioner: City of Knoxville
 Map No: 72
 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

