



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT REPORT**

▶ **FILE #:** 1-C-08-PA

**AGENDA ITEM #:** 83

**AGENDA DATE:** 1/10/2008

▶ **APPLICANT:** **LAWRENCE T. KENNEDY**  
**OWNER(S):** KENNEDY LAWRENCE JR T

**TAX ID NUMBER:** 68 075

**JURISDICTION:** Council District 5

▶ **LOCATION:** **East side Central Avenue Pike, east of Baneberry Dr.**

▶ **APPX. SIZE OF TRACT:** **31.47 acres**

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via Central Avenue Pike, a two-lane minor arterial street with 20' of pavement within a 50' right-of-way.

**UTILITIES:** Water Source: KUB

Sewer Source: KUB

**WATERSHED:** Knob Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MU (Mixed Uses) (Office, Low Density Residential, Medium Density Residential) / A-1 (General Agricultural)**

▶ **PROPOSED PLAN DESIGNATION:** **MU (Mixed Uses) (General Commercial, Office, Low Density Residential, Medium Density Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Mixed uses**

**EXTENSION OF PLAN DESIGNATION:** Yes

**HISTORY OF REQUESTS:** None noted for this site, but other property in the area has been rezoned for commercial uses.

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Businesses, KUB electric substation and creek /Commercial and Stream Protection / F-1 & C-6 Commercial

South: Central Avenue, retail site and church / Commercial, & LDR/ R-1 and CB Commercial

East: Railroad, vacant land and apartments /MU (O.MDR, LDR)/ A-1 and RP-1 Residential

West: Central Avenue and businesses / Commercial/ CB, T and PC Commercial

**NEIGHBORHOOD CONTEXT** This undeveloped site is located between established residential apartments and emerging commercial uses along Central Avenue within PC, CB, C-6 and RP-1 zones

**STAFF RECOMMENDATION:**

▶ **DENY C (Commercial) expansion onto this site from the north**

The present One Year plan designation of MU (Office, Medium Density Residential, Low Density Residential) allows the most intensive uses that should be considered for this site and the adjacent undeveloped property to the southeast.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This site is located on the northeast side of Central Avenue Pike in an area designated for commercial, office, or low or medium density residential development. Extending the commercial designation onto this site would extend commercial further to the south along Central Avenue Pike away from the Callahan Dr./Central Avenue/ I-75 interchange and would adversely impact Central Avenue Pike traffic carrying capacity by adding commercial development traffic volumes and turning movements in this area. The current One Year Plan and North Sector Plan designations of MU (O,MDR,LDR) and LDR and SLPA designation for the site were approved to provide a reasonable use for the property with minimal impact to the infrastructure and land uses found along this section of Central Avenue Pike.
2. Approval of a Commercial designation with the MU designation would allow intrusion of incompatible commercial development further south along Central Avenue Pike into the established residential neighborhood along this two-lane minor arterial street. Commercial development and its associated higher traffic volumes and turning movements on this street would be problematic.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have no impact on schools. The streets will be adversely impacted by turning movements to and from the property onto Central Avenue Pike.

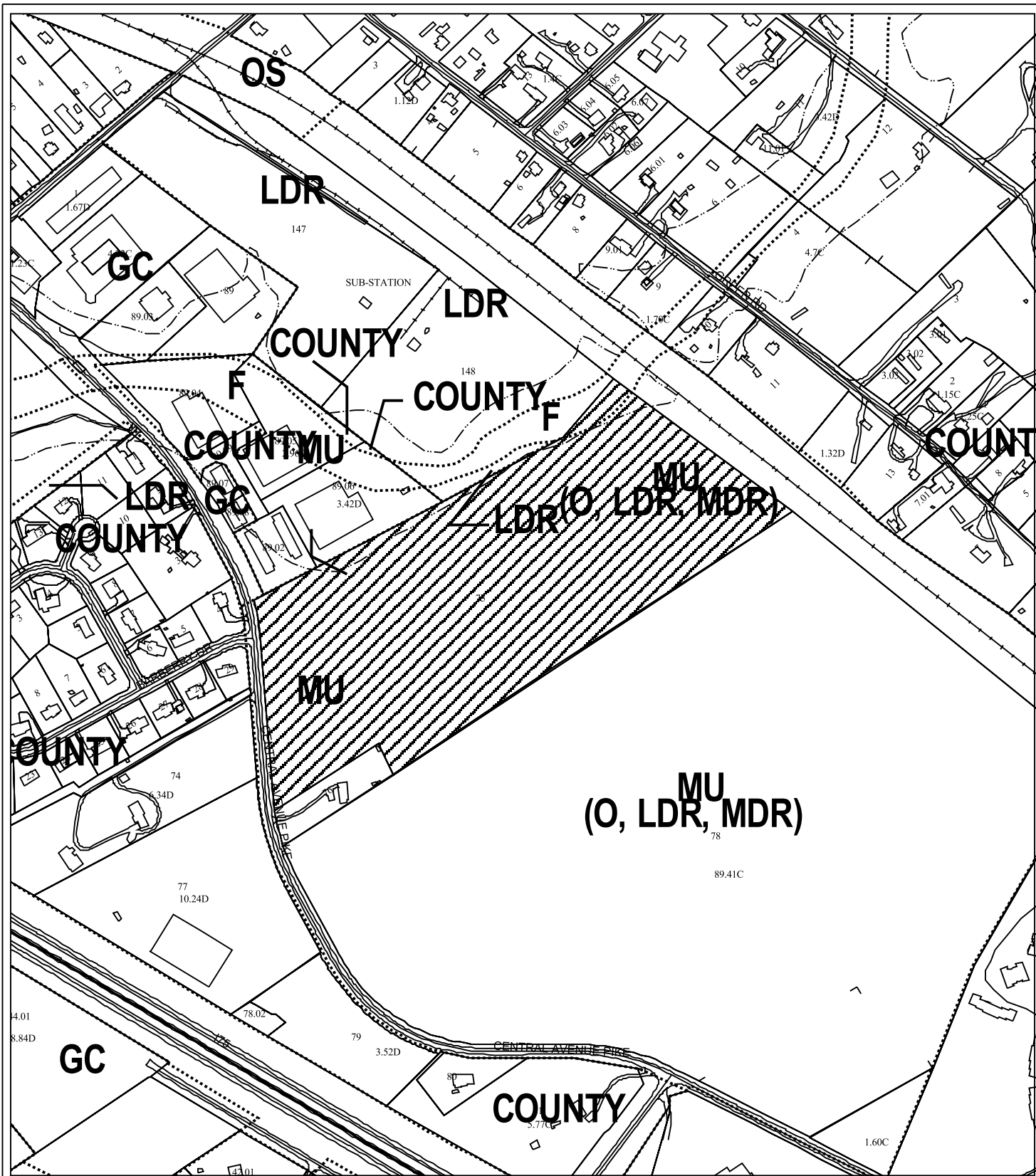
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. With the requested addition of General Commercial to the City One Year Plan, a commercial zoning would be consistent with the plan.
2. The site is located within the Urban Growth Area (inside City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future commercial designation requests along Central Avenue Pike to the south, where properties are currently in residential use and zoned R-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 2/12/2008 and 2/26/2008. 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.



**1-C-08-PA  
PLAN AMENDMENT**

Petitioner: Lawrence T. Kennedy

Map No: 68

Jurisdiction: City

From: MU (Mixed Uses) (Office, Low Density Residential, Medium Density Residential)  
 To: MU (Mixed Uses) (General Commercial, Office, Low Density Residential, Medium Density Residential)

Original Print Date: 12/28/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

