

▶ **FILE #:** 1-E-08-RZ

**AGENDA ITEM #:** 63

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

▶ **APPLICANT:** DREW MCELROY  
 OWNER(S): MCELROY LOUIS ANDREW

TAX ID NUMBER: 120 D E 002  
 JURISDICTION: City Council District 2  
 ▶ **LOCATION:** South side Kingston Pike, northeast side Lockett Rd.  
 ▶ **APPX. SIZE OF TRACT:** 0.25 acres  
 SECTOR PLAN: West City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via Kingston Pike, a five lane, major arterial street.  
 UTILITIES: Water Source: KUB  
 Sewer Source: KUB  
 WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)  
 ▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)  
 ▶ **EXISTING LAND USE:** Adopt-A-Pet building  
 ▶ **PROPOSED USE:** Seasonal flower sales  
 EXTENSION OF ZONE: Yes  
 HISTORY OF ZONING: None noted  
 SURROUNDING LAND USE AND ZONING: North: Kingston Pike  
 South: Retail businesses / C-3 Commercial  
 East: Retail businesses / C-4 Commercial  
 West: Lockett Rd and Library / R-1 Residential  
 NEIGHBORHOOD CONTEXT: This developed commercial site is surrounded by non-residential uses that have developed along this section of Kingston Pike within C-3, C-4, and R-1 zones.

**STAFF RECOMMENDATION:**

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

C-4 zoning is compatible with surrounding retail development and zoning that includes both C-3 and C-4 zones.

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-4 zoning allows the existing business and proposed occasional outside flower sales event, and is compatible with the scale and intensity of the surrounding commercial, office and residential development, and C-3, C-4 and R-1 zoning pattern.
2. C-4 zoning will allow commercial development of the property that is in character with the access and public infrastructure available to serve the site.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available to serve the site.
2. The proposed C-4 zoning allows the existing use and proposed flower sales on the property.
3. The C-4 zoning would not adversely impact nearby residential properties, but would bring the proposed use into conformance with the Knoxville City Zoning Ordinance.

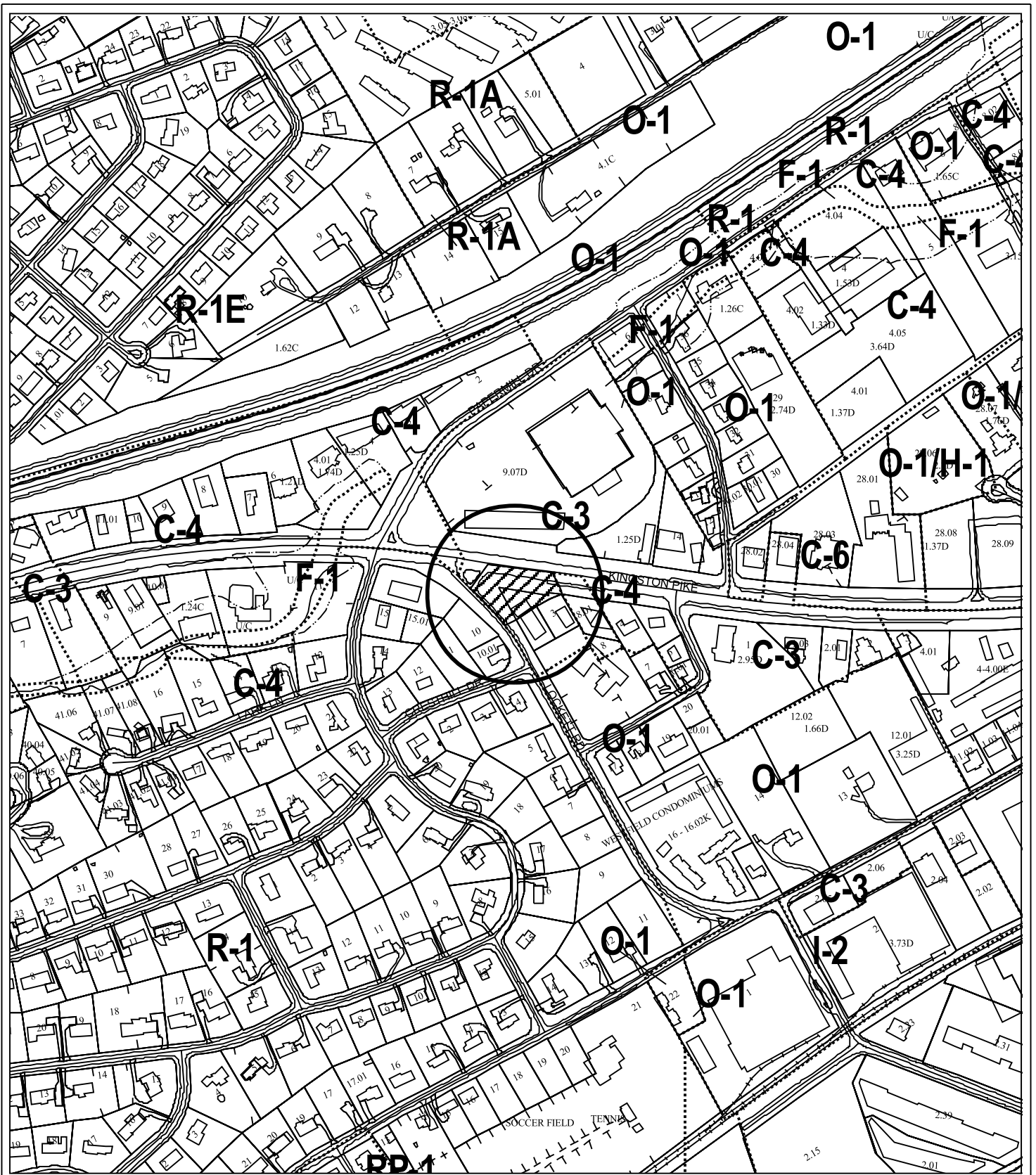
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. C-4 zoning is consistent with the commercial use proposed for this site by the One Year Plan and the West City Sector Plan.
2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

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-E-08-RZ  
REZONING**

Petitioner: Drew McElroy

Map No: 120

Jurisdiction: City



From: C-3 (General Commercial)  
To: C-4 (Highway and Arterial Commercial)

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

