

▶ **FILE #:** 1-I-08-RZ

AGENDA ITEM #: 67

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** POST LEASING & SALES, INC.

OWNER(S): JONES LONNIE RAY & FULTZ PATRICK M

TAX ID NUMBER: 94 O B 003

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest side Sutherland Ave., north side Middlebrook Pike, southeast side Partners PI

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Sutherland Ave., a four-lane, minor arterial street, and partners Ln., a two lane local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Truck sales

▶ **PROPOSED USE:** Truck sales

EXTENSION OF ZONE: No

HISTORY OF ZONING: Part of the property was rezoned from I-4 to C-3 in 2003.

SURROUNDING LAND USE AND ZONING: North: Partners Ln., and Business / C-3 Commercial

South: Middlebrook Pike and business / I-4 Industrial

East: Sutherland Ave. and Alcoa Hwy ROW/ I-4 Industrial

West: Middlebrook Pike / C-3 and I-4 Industrial

NEIGHBORHOOD CONTEXT: This site is surrounded by businesses that have developed under C-3 and I-3 and I-4 zones.

STAFF RECOMMENDATION:

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

C-4 zoning is compatible with surrounding commercial and industrial zones and uses, and permits the applicant's established truck sale use on the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Since the subject property is already zoned C-3 for commercial uses, changing the zoning to C-4 will not adversely impact the area. The applicant's truck repair, sales and leasing business is located on the north and south sides of Middlebrook Pike, and the truck sales were originally permitted under the business's I-4 zoning to the south. The realignment of Middlebrook Pike through the area several years ago isolating the

part of the business on the north side of Middlebrook Pike with both C-3 and I-4 zoning, which was rezoned to C-3 in 2003. Now all this site is used for truck sales only requiring that it be rezoned to C-4, which permits auto and truck sales and display. The truck alteration and repair part of the business will remain on the south side of Middlebrook Pike within I-4 zoning

2. The requested C-4 zoning will place this triangle-shaped property in a zone that permits the established truck sales use.
3. The subject site is bordered on two sides by major streets, making it a suitable location for the commercial truck sales business.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and minimal impact on streets.
3. The proposal will have no impact on adjacent properties.

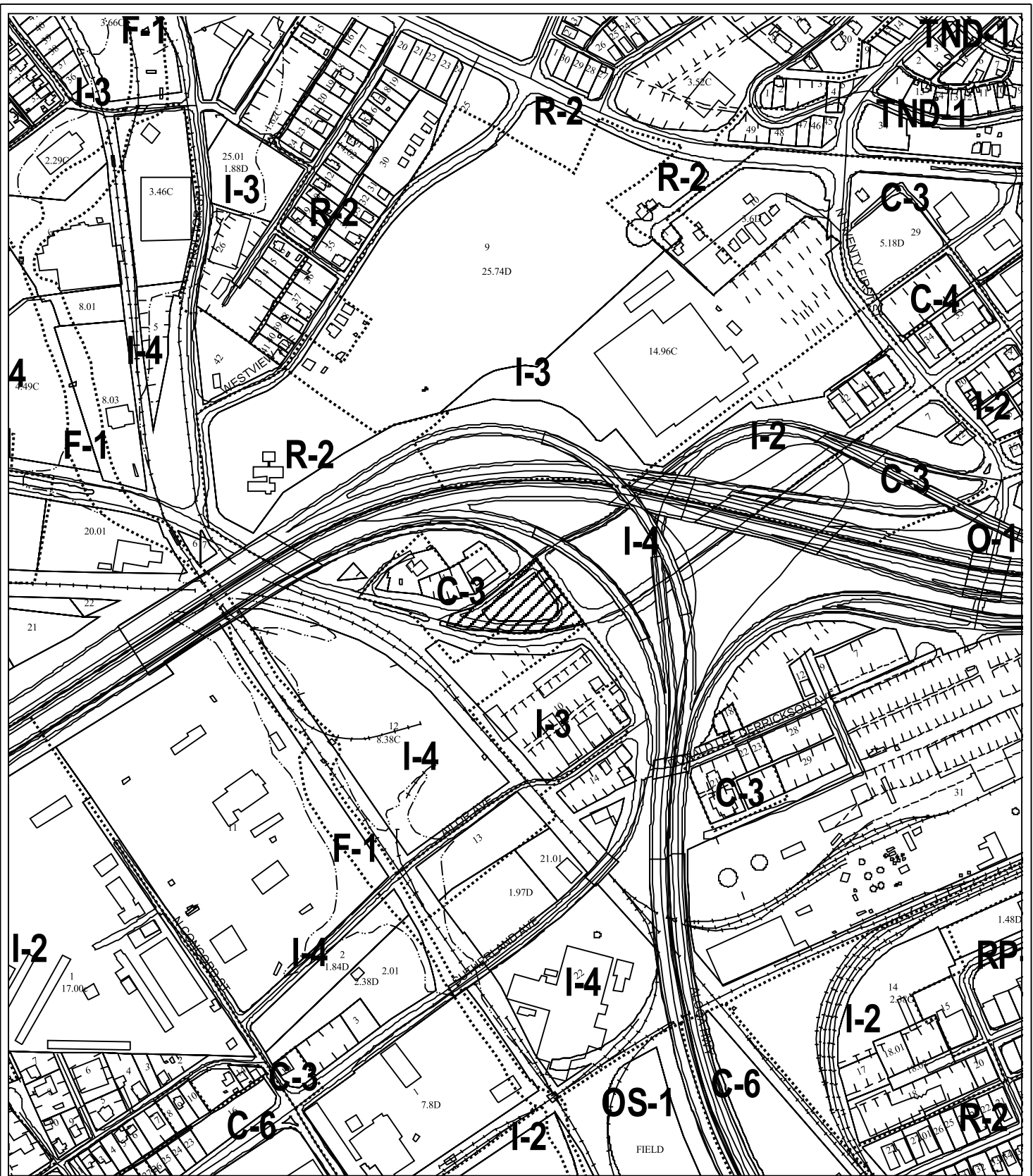
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Commercial use of the site.
2. The requested C-4 zoning is consistent with the One Year Plan recommended GC designation.
3. Further requests for commercial zoning are unlikely in this area, which is developed with established industrial uses. The only commercial zoning is on this site and to the northwest.

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-I-08-RZ
REZONING**



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

Petitioner: Post Leasing & Sales, Inc.

Map No: 94

Jurisdiction: City

