

▶ **FILE #:** 1-L-08-RZ

**AGENDA ITEM #:** 70

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

▶ **APPLICANT:** MCMURRAY FAMILY, LP.

OWNER(S): SAME AS APPLICANT

TAX ID NUMBER: 107 C E 020

JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side Papermill Dr., northeast of Hollywood Rd.

▶ **APPX. SIZE OF TRACT:** 0.88 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Papermill Dr., a major collector street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** C-1 (Neighborhood Commercial)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Retail business

EXTENSION OF ZONE: Yes, property to the southeast is zoned C-3.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Office warehouses / C-6 (General Commercial Park), I-2 (Restricted Manufacturing & Warehousing) & C-4 (Highway & Arterial Commercial).

East: Warehouse / C-3 (General Commercial)

West: Retail / C-1 (Neighborhood Commercial) & C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with retail, office, and wholesale businesses that have developed under I-2, C -6, C-4, C-3, C-1 and O-1 zones

**STAFF RECOMMENDATION:**

▶ **APPROVE C-3 (General Commercial).**

C-3 zoning is compatible with surrounding commercial and industrial uses and zoning. The One Year Plan proposes MU (Mixed Use), GC (General Commercial) and LI (Light Industrial) uses for the area. This request will not substantially change the character of this area and will continue a commercial and office transition that has been occurring along this section of Papermill Dr. for several years.

**COMMENTS:**

NEED AND JUSTIFICATION

1. The proposal is compatible with the scale and intensity of surrounding land uses and zoning pattern.

2. There is C-3, C-4 and I-2 zoning located to the southwest, south and east of the site along Papermill Dr., where various types of commercial businesses are located.
3. The property is located along Papermill Dr., which is a major collector street, making it suitable for C-3 zoning.

#### EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools.
3. The property is located near an intersection controlled with a traffic signal, which will minimize the impact on street traffic.
4. The effect on adjacent properties will be minimal. Commercial businesses are already located on both sides of Papermill Dr. in this area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed use, general commercial, and light industrial uses for the subject property.
2. The Northwest City Sector Plan proposes mixed uses for the subject property.
3. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

#### ESTIMATED TRAFFIC IMPACT 813 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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-L-08-RZ  
REZONING**

Petitioner: McMurray Family, LP.

Map No: 107

Jurisdiction: City



From: C-1 (Neighborhood Commercial)

To: C-3 (General Commercial)

Original Print Date: 12/28/07

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902