

▶ **FILE #:** 1-O-08-RZ

**AGENDA ITEM #:** 73

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

▶ **APPLICANT:** EDWARD MCCARTY

OWNER(S): EDWARD MCCARTY

TAX ID NUMBER: 69 P A 005, 005.02

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side Tillery Dr., south of Bounds Rd.

▶ **APPX. SIZE OF TRACT:** 0.84 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Tillery Dr., a major collector street with a 18' pavement width within a 60' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

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

▶ **EXISTING LAND USE:** Residence & vacant

▶ **PROPOSED USE:** General commercial uses

EXTENSION OF ZONE: Yes, property to the northeast and south are zoned commercial (C-3 & C-4).

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Residences & office warehouse / R-1A (Low Density Residential), R-2 (General Residential) & C-3 (General Commercial)

South: Residences & office warehouse / C-4 (Highway & Arterial Commercial)

East: Residences / R-2 (General Residential) & C-4 (Highway & Arterial Commercial)

West: Residences & automobile repair / R-1A (Low Density Residential) & C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This site is in a mixed use area of business and residential uses that have developed under C-3, C-6, O-1 and R-2 zones.

**STAFF RECOMMENDATION:**

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

Commercial uses are appropriate along this mixed use section of Tillery Dr. The proposal is an extension of commercial zoning from the northeast and south along Clinton Hwy. C-3 zoning 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 Tillery Dr. for several years. The current Northwest City One Year Plan proposes general commercial uses for this site.

**COMMENTS:**

#### NEED AND JUSTIFICATION

1. The proposal is compatible with the scale and intensity of surrounding land uses and zoning pattern.
2. The subject parcels are adjacent to property already zoned C-3.
3. C-3 zoning is compatible with other properties in the immediate area that are zoned C-3 & C-4 and is a logical extension of commercial zoning from the northeast and south of the site.

#### 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. Regarding access to the subject property, Tillery Dr. at this location is a major collector street and is able to accommodate more intensive traffic circulation patterns.
4. The recommended C-3 zoning is compatible with surrounding development and will have minimal impact on adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

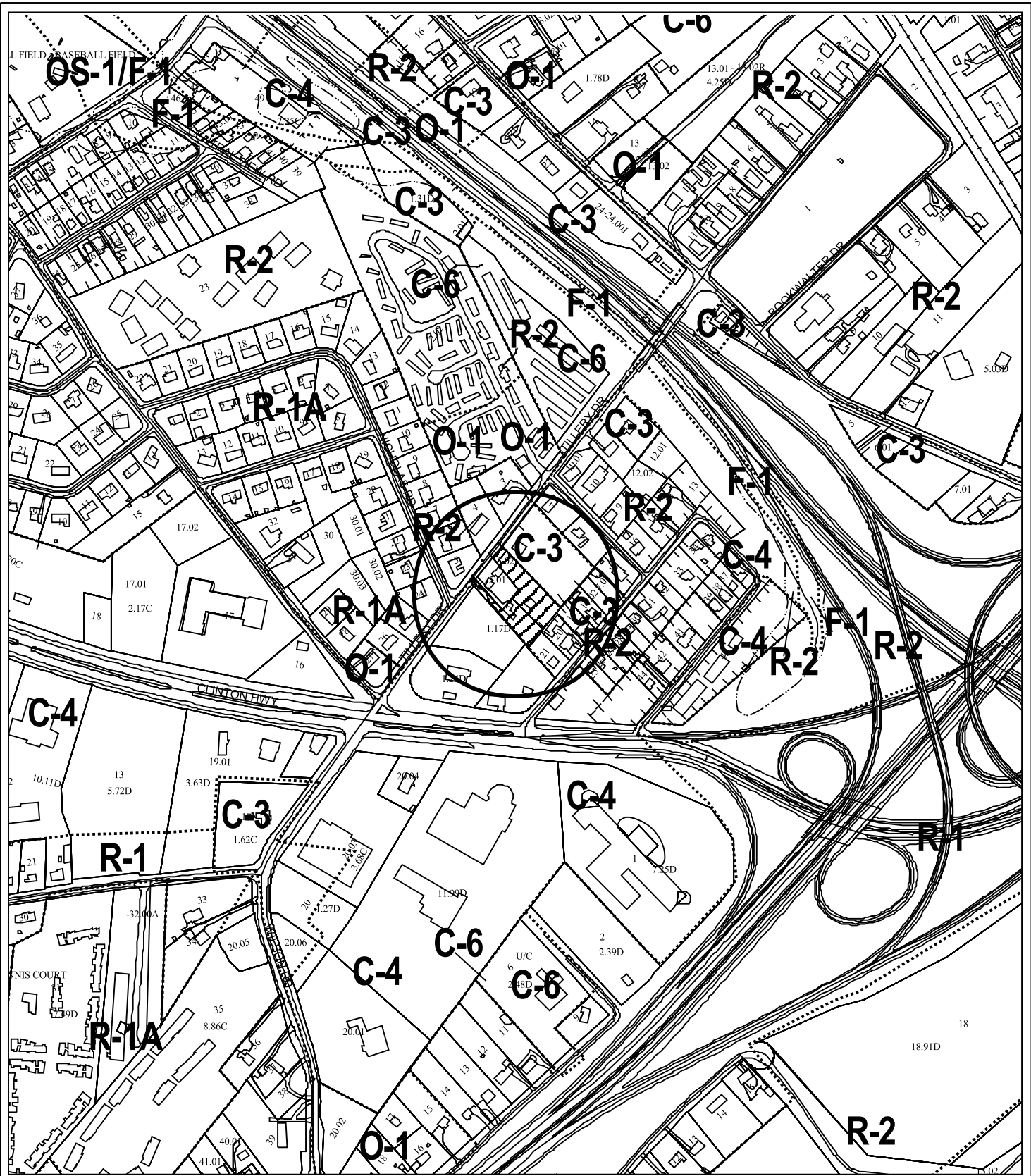
1. C-3 zoning is compatible with the Northwest City One Year Plan designation of general commercial uses.
2. The Northwest City Sector Plan proposes medium density residential and/or office uses for this site.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request may lead to similar requests in the future along Tillery Dr. to fill in the adjacent properties that are not zoned commercial or office.

#### ESTIMATED TRAFFIC IMPACT 1017 (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-O-08-RZ  
REZONING**

Petitioner: Edward McCarty

Map No: 69

Jurisdiction: City



From: R-2 (General Residential)

To: C-3 (General Commercial)

Original Print Date: 12/28/07

Revised:

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