



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

FILE #: 1-P-08-RZ
1-F-08-PA

AGENDA ITEM #: 74
AGENDA DATE: 1/10/2008

APPLICANT: KELLY NICHOLS
OWNER(S): HARRIS SHIRLEY ANN
TREEHOUSE LEARNING CENTER 3 LLC

TAX ID NUMBER: 59 015 & 016
JURISDICTION: Council District 4

LOCATION: Southeast side Washington Pike, southwest side Mill Rd.

TRACT INFORMATION: 2.57 acres.

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is Washington Pike, a minor arterial street with 22' of pavement width within 50' of right of way, or Mill Rd., a major collector street with 21' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / R-1 (Low Density Residential)

PROPOSED PLAN DESIGNATION/ZONING: GC (General Commercial) / C-3 (General Commercial)

EXISTING LAND USE: Residences

PROPOSED USE: Retail business

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Washington Pike - Church and dwellings / LDR / RB and R-2 (General Residential)

South: Dwelling / LDR / R-1 (Low Density Residential)

East: Mill Rd. - Vacant land / COUNTY / RB (General Residential) and I (Industrial)

West: Dwellings / LDR / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with primarily residential uses under R-1, R-2, RA and RB zoning. There is some industrial zoning to the south and east of the site.

STAFF RECOMMENDATION:

▶ **APPROVE NC (Neighborhood Commercial) One Year Plan designation. (Applicant requested GC.)**

This site, located at the intersection of arterial and collector streets, but adjacent to residential uses, is appropriate for low impact commercial uses that would be permitted under the NC designation.

▶ **APPROVE C-1 (Neighborhood Commercial) zoning, consistent with the recommended NC plan designation. (Applicant requested C-3.)**

C-1 zoning will allow low impact commercial uses to be developed at this location which will be more compatible with surrounding residential uses than the requested C-3 zoning.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located at the signalized intersection of Washington Pike, a major arterial street, and Mill Rd., a major collector street, making it a suitable location for establishment of a small commercial node.
2. The recommended C-1 zoning will minimize the impact to adjacent properties because the permitted uses are more limited and less intense than what would be permitted in the C-3 zone.
3. C-1 zoning gives the applicant reasonable commercial use of the property at an appropriate location, but minimizes the impact on adjacent properties.

THE EFFECTS OF THE PROPOSAL

1. Public utilities are available in the area to serve the site.
2. The request will not have any impact on the school system. The impact to the street system will depend on the type of development proposed.
3. The C-1 zone allows commercial uses of the site, but does not allow the wide array of uses permitted under C-3 zoning. This will help to minimize the impact on adjacent residential properties.

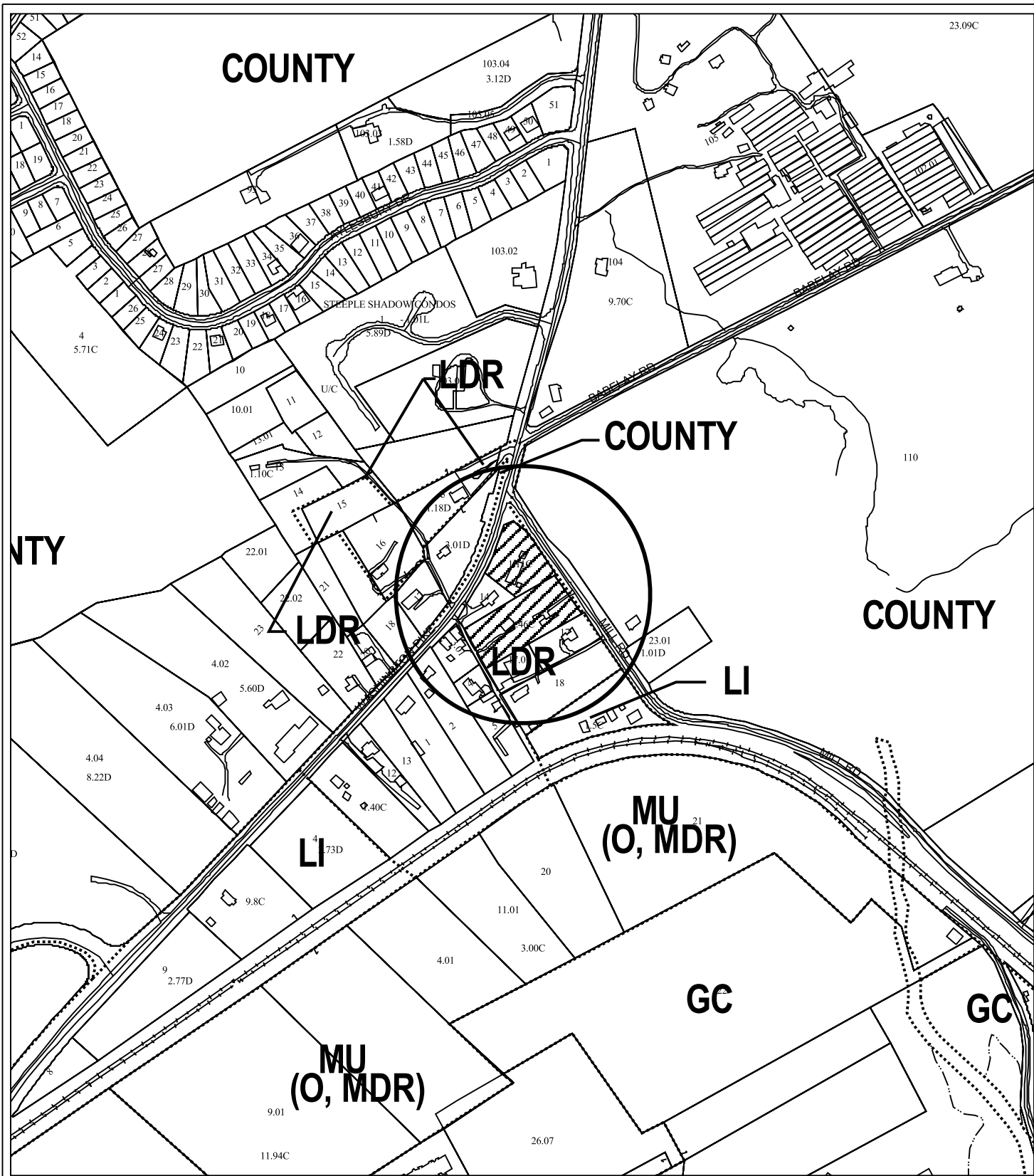
CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. With the recommended One Year Plan change to neighborhood or general commercial, C-1 or C-3 zoning will be consistent with the One Year Plan.
2. The sector plan proposes light industrial uses for the site, consistent with the established zoning pattern to the south and east.
3. Approval of this request could lead to future commercial requests in the area, especially on adjacent properties located at and around this intersection. It is possible that this intersection could develop into a small commercial node.

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-F-08-PA/1-P-08-RZ
 PLAN AMENDMENT

Petitioner: Kelly Nichols

Map No: 59

Jurisdiction: City

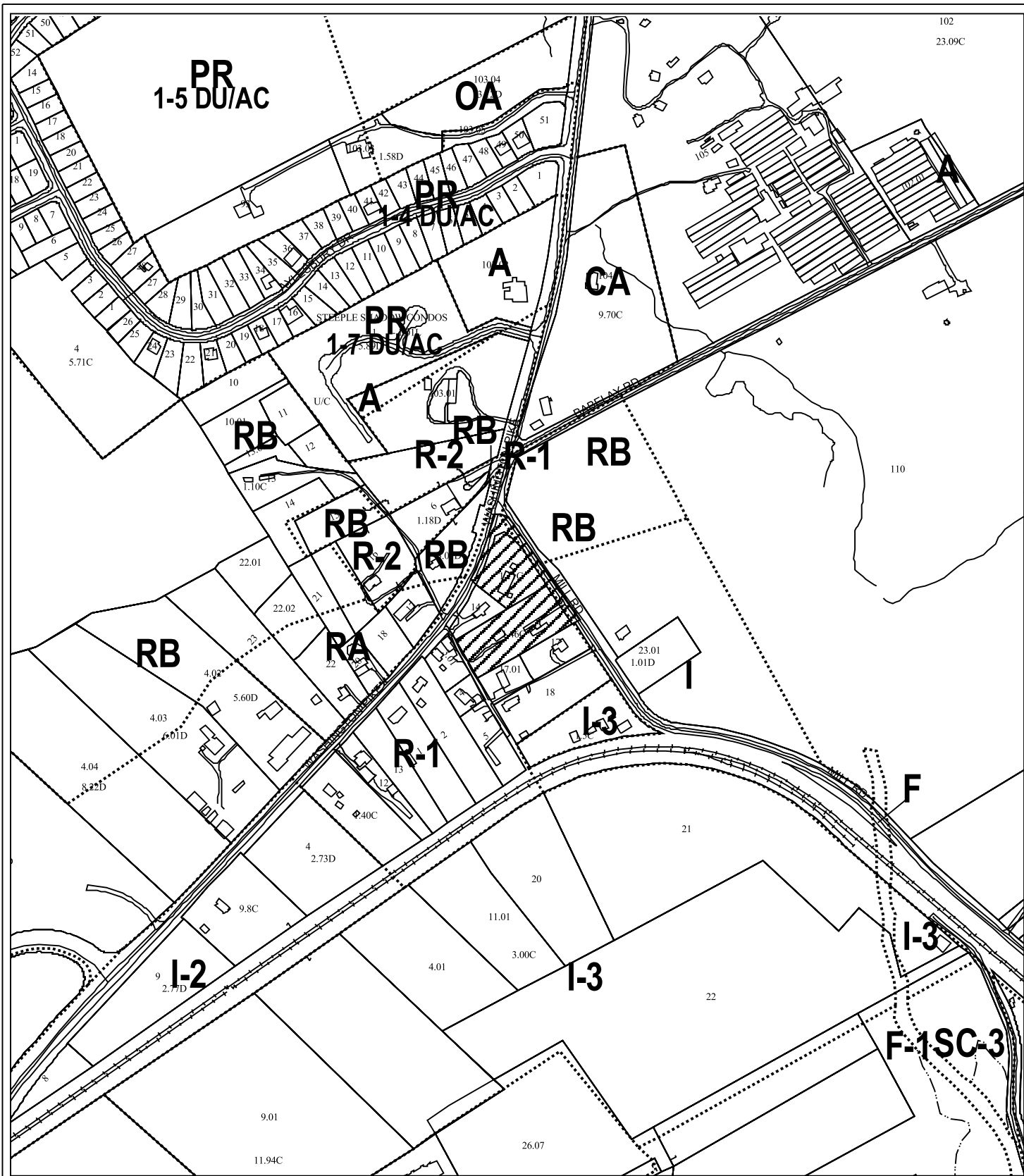


From: LDR (Low Density Residential)

To: GC (General Commercial)


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





**1-P-08-RZ
REZONING**

Petitioner: Kelly Nichols
 Map No: 59
 Jurisdiction: City

 From: R-1 (Low Density Residential)
 To: C-3 (General Commercial)
 Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

