

▶ **FILE #:** 7-A-08-RZ

AGENDA ITEM #: 45

AGENDA DATE: 7/10/2008

▶ **APPLICANT:** KELLY NICHOLS

OWNER(S): ALMETA CHESNEY

TAX ID NUMBER: 59 014

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side Washington Pike, southwest of Mill Rd.

▶ **APPX. SIZE OF TRACT:** 28500 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street with 22' of pavement width within 50' of right of way.

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

WATERSHED: Love Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Neighborhood commercial

EXTENSION OF ZONE: Yes, extension of C-1 from the south and east

HISTORY OF ZONING: Adjacent parcels to south and east were rezoned C-1 in early 2008 (1-P-08-RZ).

SURROUNDING LAND USE AND ZONING: North: Washington Pike - Church and dwelling / RA (Low Density Residential) and RB (General Residential)

South: Dwelling / C-1 (Neighborhood Commercial)

East: Dwelling / C-1 (Neighborhood Commercial)

West: Dwelling / 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 commercial and industrial zoning to the south and east of the site.

STAFF RECOMMENDATION:

▶ **APPROVE C-1 (Neighborhood Commercial) zoning.**

Approval of C-1 for this parcel is an extension of recently approved C-1 zoning from the south and east and is consistent with the One Year Plan proposal for the site.

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 the establishment of a small commercial node.
2. This proposal squares off the C-1 zoned node on the southwest corner of Mill Rd. and Washington Pike, creating a more suitable development site.

3. C-1 zoning gives the applicant commercial use of the property at an appropriate location, but minimizes the impact on adjacent residential 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 neighborhood compatible commercial uses of the site. This will help to minimize the impact on adjacent residential properties.

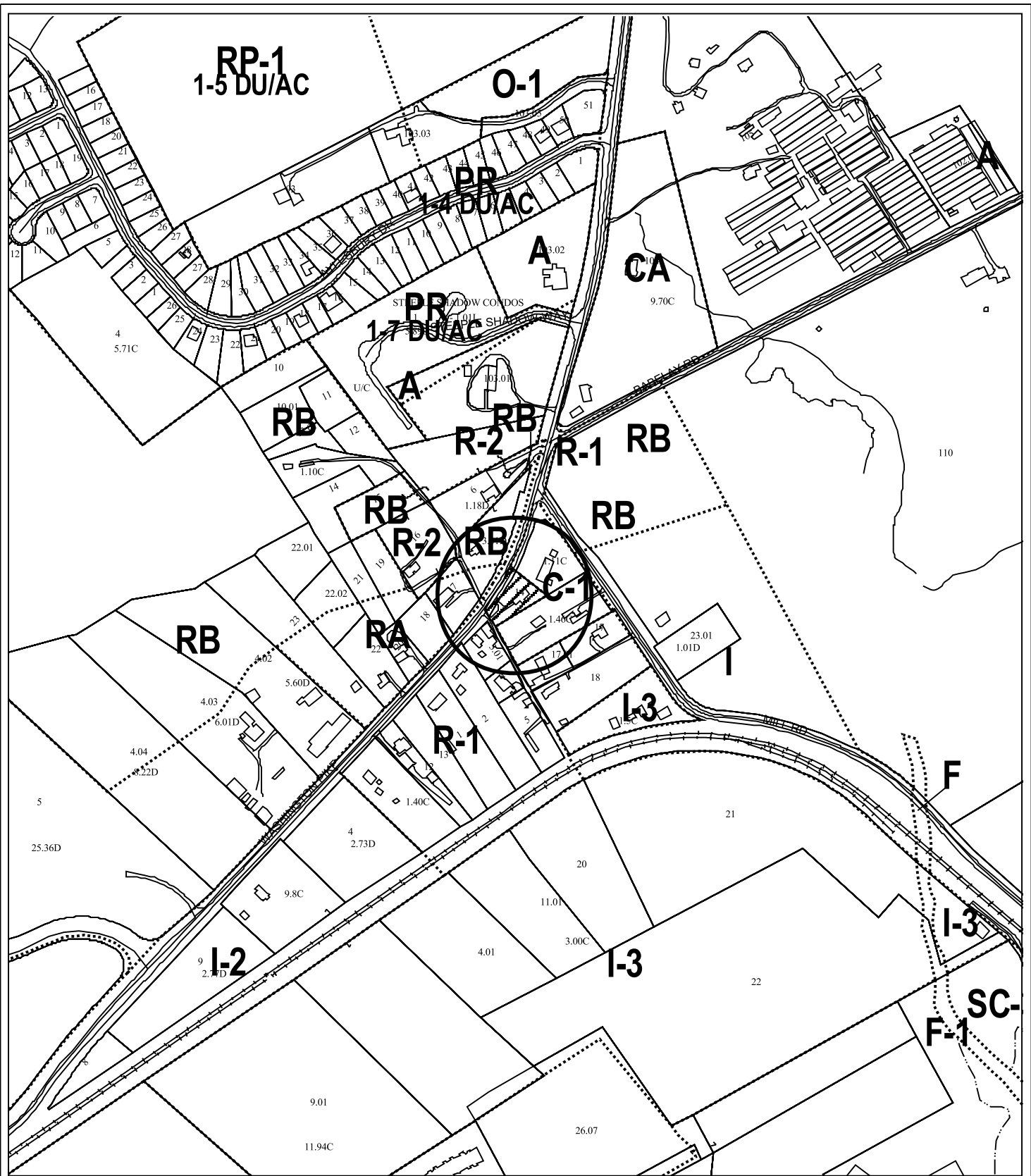
CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. The approved 2008 One Year Plan update proposes mixed uses, limited to neighborhood commercial, office and light industrial uses for this site, consistent with this proposal.
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 or office requests in the area, especially on adjacent properties located to the south and east of the area zoned C-1, consistent with the One Year Plan proposal.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/12/2008 and 8/26/2008. 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.



**7-A-08-RZ
REZONING**

Petitioner: Kelly Nichols
 Map No: 59
 Jurisdiction: City



From: R-1 (Low Density Residential)
 To: C-1 (Neighborhood Commercial)

Original Print Date: 06/19/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

