

▶ **FILE #:** 6-B-08-RZ

AGENDA ITEM #: 46

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** ANDERSON AVENUE PROPERTIES

OWNER(S): HOPPS EDDINS L JR & LYNN T

TAX ID NUMBER: 81 N H 013

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side W. Anderson Ave., southwest of N. Central St.

▶ **APPX. SIZE OF TRACT:** 10000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Anderson Ave., a local street with 32' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Business

▶ **PROPOSED USE:** Restaurant/bar

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Businesses / GC/C-3 Commercial

South: Residences / MU (LI,GC,O)/ I-2 Industrial

East: Businesses / GC/ C-3 Commercial

West: Residence / MU (LI,GC,O)/ I-2 Industrial

NEIGHBORHOOD CONTEXT: This site is part of an older established mixed use neighborhood consisting of businesses and residences within I-2 and C-3 zoning.

STAFF RECOMMENDATION:

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

Extension of the C-3 zoning to include this site is compatible with surrounding development and zoning. The One Year Plan proposes Mixed use (LI,,GC,O) for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The C-3 zoning will allow uses compatible with the scale and intensity of the surrounding land use and zoning pattern. The majority of the surrounding area is zoned I-2 (Industrial), which is a more intense zone than the requested C-3.
2. C-3 is an extension of zoning from the east.
3. C-3 zoning is consistent with the One Year Plan designation for the property.

THE EFFECTS OF THE PROPOSAL

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

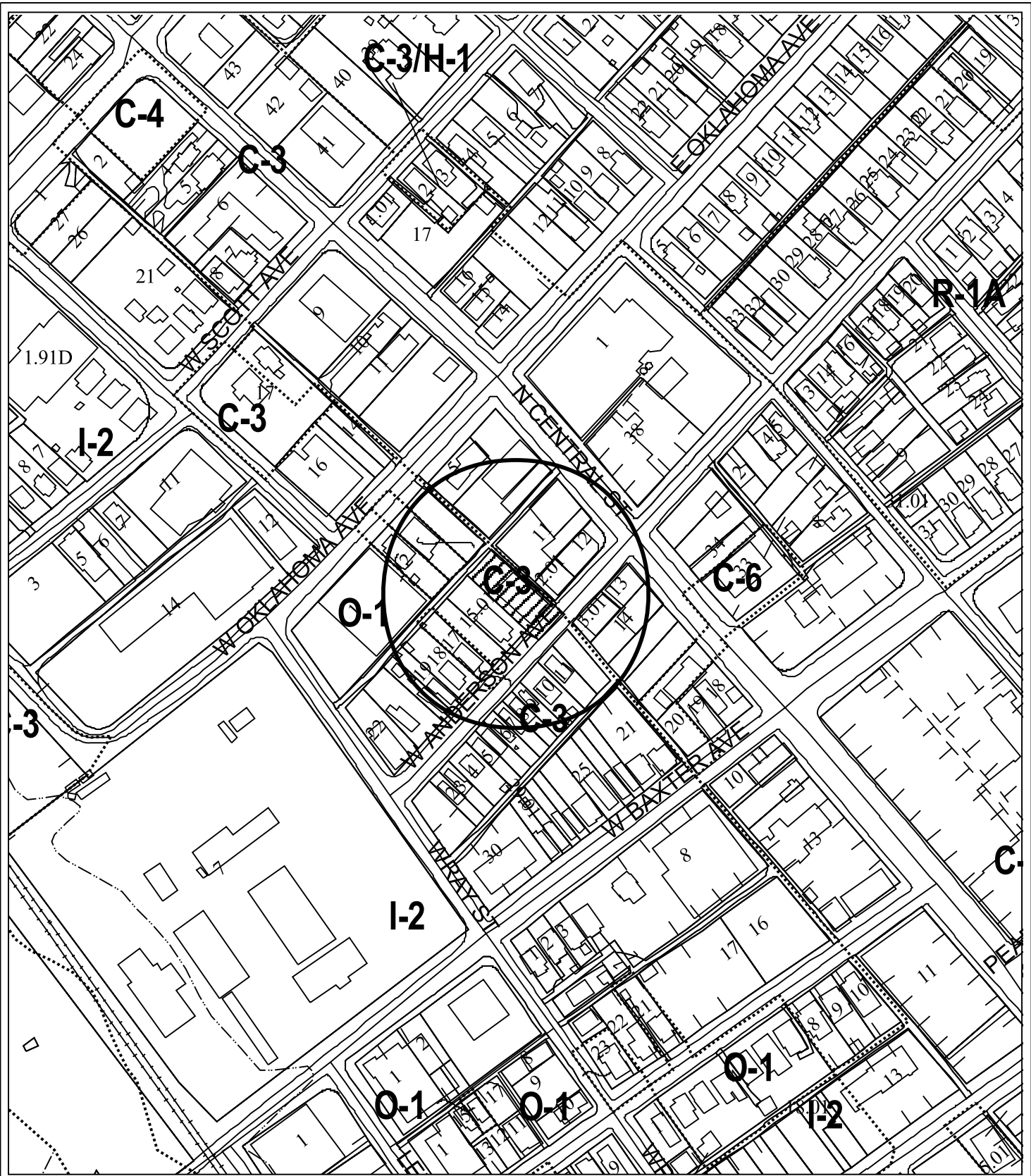
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes LI (Light Industrial) uses for this site, consistent with the current I-2 zoning
2. The site is located within the Urban Growth Area (Inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could lead to future requests for C-3 zoning. All surrounding property is already zoned C-3, I-2, O-1 or some other non-residential, non-planned zone.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/15/2008 and 7/29/2008. 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.



**6-B-08-RZ
REZONING**

Petitioner: Anderson Avenue Properties

Map No: 81

Jurisdiction: City



From: I-2 (Restricted Manufacturing and Warehousing)

To: C-3 (General Commercial)

Original Print Date: 05/22/08

Revised:

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