

▶ **FILE #:** 6-D-08-RZ

AGENDA ITEM #: 48

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** **COVENTRY CREEK, LLC**
 OWNER(S): MCCAMPBELL DR PARTNERSHIP LLC
 MURPHY ROAD PARTNERSHIP LLC

TAX ID NUMBER: 49 085, 085.01

JURISDICTION: City Council District 4

▶ **LOCATION:** **Northwest side McCampbell Dr., northwest of Washington Pike, southwest of Murphy Rd.**

▶ **APPX. SIZE OF TRACT:** **2.08 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via McCampbell Dr., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **PRESENT ZONING:** **A-1 (General Agricultural)**

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

▶ **EXISTING LAND USE:** **Residences**

▶ **PROPOSED USE:** **Retail and restaurants**

EXTENSION OF ZONE: Not an extension of C-3, but it is an extension of commercial zoning from the south and east.

HISTORY OF ZONING: A sector plan amendment to C and rezoning to CA was approved in December 2007 (12-T-07-RZ/12-H-07-SP).

SURROUNDING LAND USE AND ZONING: North: Floodway and vacant land / A (Agricultural)

South: McCampbell Dr. - Business / SC (Shopping Center)

East: Vacant land / CA (General Business)

West: House / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is presently developed with primarily residential uses, but is transitioning to commercial uses around the intersection of Murphy Rd. and Washington Pike. Current zoning includes SC SC-1, CA, C-4, CN, OB, RA, R-1, A, PR and RP-1.

STAFF RECOMMENDATION:

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

C-3 is an extension of commercial zoning from the northeast and is an expansion of the commercial node at the intersection of Murphy Rd. and Washington Pike. The sector plan and One Year Plan both propose commercial uses for this site.

COMMENTS:

A sector plan amendment to commercial and a rezoning to CA (12-T-07-RZ/12-H-07-SP) were approved for this site by both MPC and County Commission about six months ago. At the time, the zoning map, which was not up-to-date, reflected that the site was zoned A in the County and the applications were reviewed and approved as if in the County. It has now been realized that this site was actually annexed into the City of Knoxville prior to those applications being filed and was rezoned the previous month to the City's A-1 zoning designation (11-N-07-RZ). Therefore, the approved rezoning to CA was actually not valid, because CA zoning is not available in the City, but, the accompanying sector plan amendment to commercial is valid. In addition, the 2008 One Year Plan Update included an amendment, which changed the One Year Plan designation for this site to GC (General Commercial). The applicant is proposing C-3 zoning in the City, which is comparable to the CA zoning that was previously requested, recommended for approval by staff and approved with no known opposition.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. C-3 zoning is appropriate on this site as an expansion of the commercial node to the east.
2. C-3 zoning is compatible with the surrounding zoning pattern.
3. Commercial zoning is an extension from the southeast and northeast.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed. Improvements to McCampbell Dr., as well as to its intersection with Washington Pike, may be necessary, which may include widening and realignment. The applicant will be expected to work with the appropriate engineering department in making any necessary improvements.
3. The proposal is compatible with surrounding zoning and is an extension of the commercial uses proposed by the current sector plan.

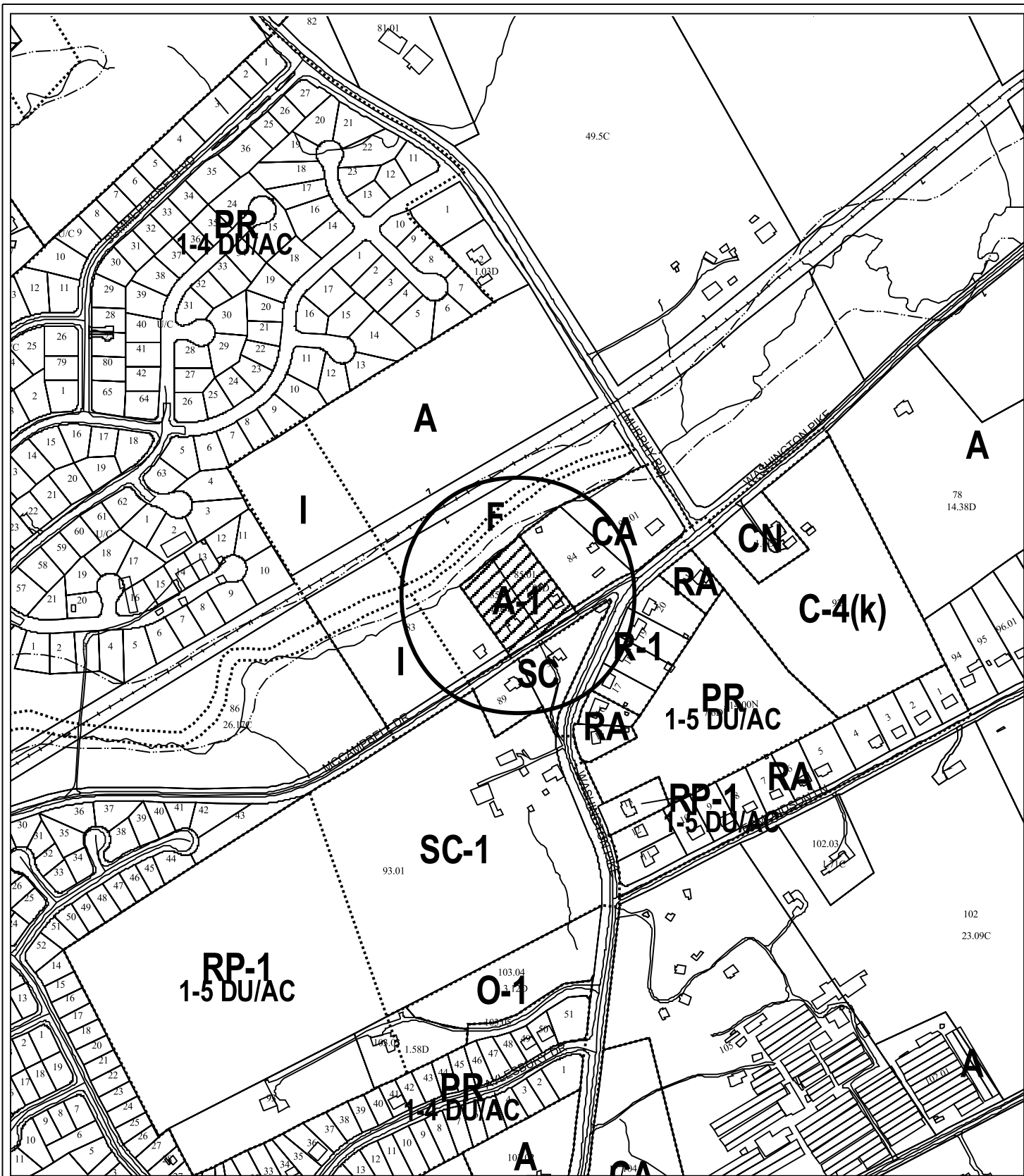
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes commercial uses for this site, consistent with the proposal.
2. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with the proposal.
3. This request may generate future requests for commercial plan designations and zoning in the area.

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-D-08-RZ
REZONING**

Petitioner: Coventry Creek, LLC

Map No: 49

Jurisdiction: City



From: A-1 (General Agricultural)
To: C-3 (General Commercial)

Original Print Date: 05/22/08

Revised:

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