



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

FILE #: 3-D-08-RZ
3-A-08-SP

AGENDA ITEM #: 51
AGENDA DATE: 3/13/2008

APPLICANT: PHILLIPS REAL ESTATE, INC.
OWNER(S): PHILLIPS REAL ESTATE INC & ELEANOR YOAKUM &

TAX ID NUMBER: 60 084
JURISDICTION: Commission District 8

LOCATION: Northwest side Rutledge Pike, west of Transport Ln.
TRACT INFORMATION: 4 acres.
SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
ACCESSIBILITY: Access is via Rutledge Pike, a median divided, 4 lane major arterial street.
UTILITIES: Water Source: Northeast Knox Utility District
Sewer Source: Knoxville Utilities Board
WATERSHED: Woods Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / RB (General Residential)

PROPOSED PLAN DESIGNATION/ZONING: C (Commercial) / CB (Business and Manufacturing)

EXISTING LAND USE: Residence

PROPOSED USE: Warehousing

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, from the south along Rutledge Pike

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / RB (General Residential)
South: Vacant & Rutledge Pike / CB (Business & Manufacturing) & A-1 (Agricultural)
East: Auto parts garage & Rutledge Pike / CB (Business & Manufacturing) & A-1 (Agricultural)
West: Residences / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area along Rutledge Pike has developed with manufacturing and light industrial uses under CB, CA and I zoning and residential uses to the north under RB zoning.

STAFF RECOMMENDATION:

APPROVE C (Commercial) designation (parcel 060-084)

Commercial uses are appropriate at this site and are consistent with surrounding commercial and light

industrial uses. The proposal is an extension of the commercial designation to the south along Rutledge Pike.

▶ **APPROVE CB (Business & Manufacturing) zoning (part of parcel 060-084 - see map).**

CB zoning is consistent with other zoning in the area and is an extension of the CB zoning that currently exists on a portion of the subject property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended commercial designation and CB zoning are compatible with the scale and intensity of the surrounding zoning pattern.
2. A portion of the subject property is already zoned CB and this request is an extension of that zoning along with other CB zoned properties to the south of the site on the same side of Rutledge Pike.
3. Commercial designation and CB zoning will allow the proposed warehouse facility, which is similar to other uses along Rutledge Pike.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Rutledge Pike is a major arterial street that should have the capacity to handle additional trips that would be generated by commercial development of this site.
3. The recommended CB zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

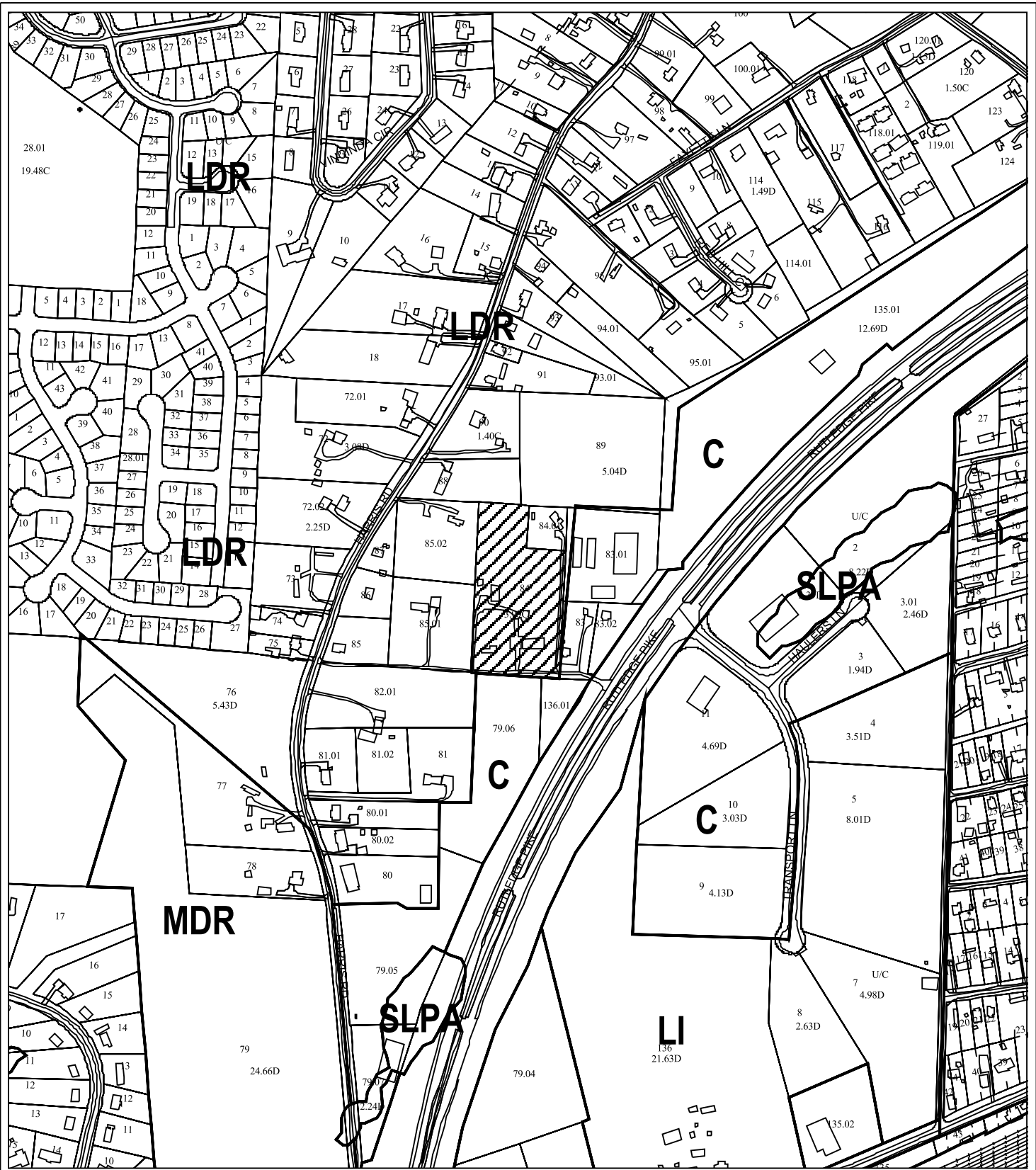
1. Approval of the Northeast County Sector Plan amendment from low density residential to commercial use for this site will make the plan consistent with the proposal.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 160 (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 Knox County Commission for action on 4/28/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.




**3-A-08-SP/3-D-08-RZ
SECTOR PLAN AMENDMENT
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Phillips Real Estate, Inc.

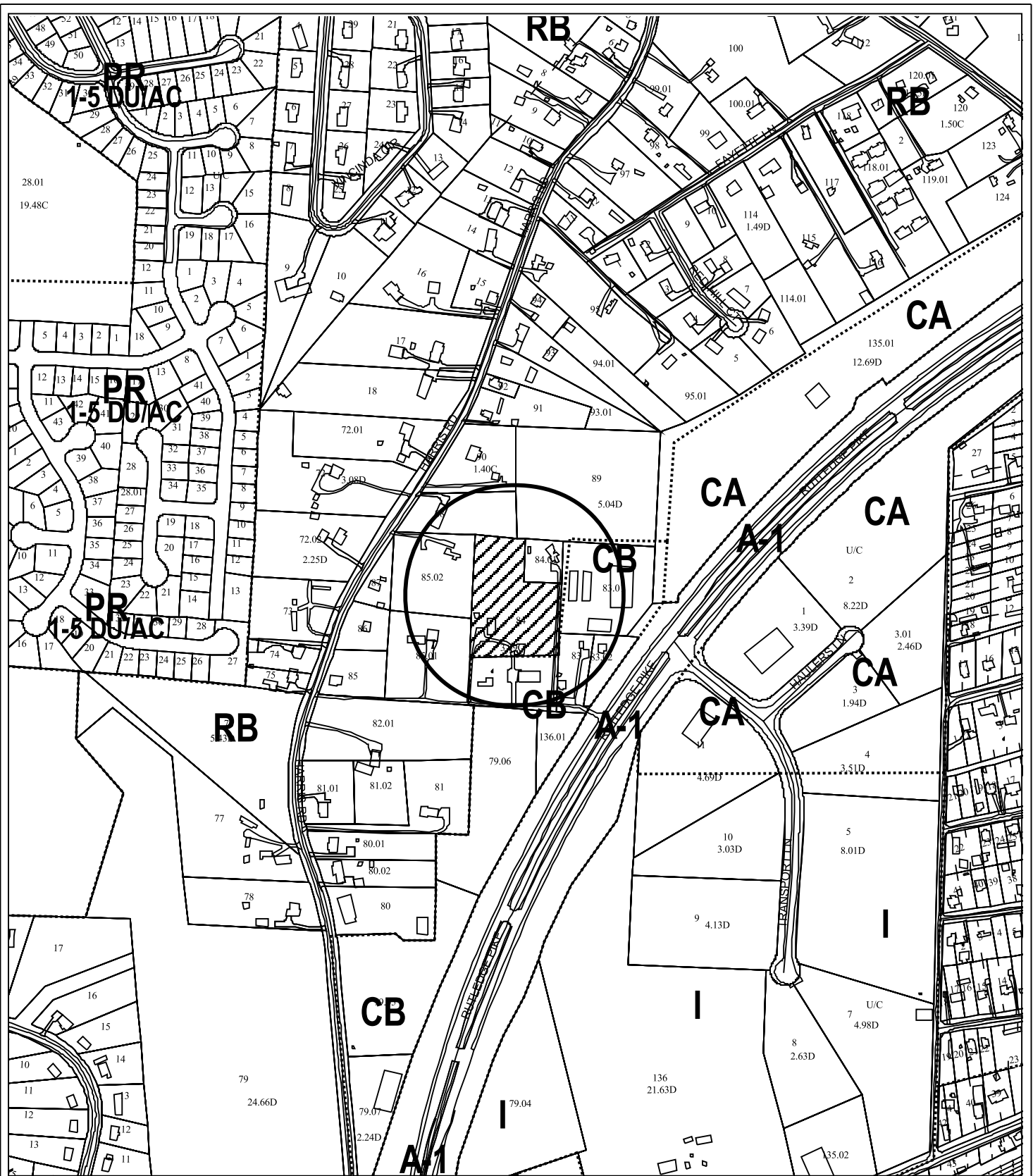
Map No: 60

Jurisdiction: County

 From: LDR (Low Density Residential)
To: C (Commercial)

Original Print Date: 02/26/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**3-D-08-RZ
REZONING**

Petitioner: Phillips Real Estate, Inc.

Map No: 60

Jurisdiction: County



From: RB (General Residential)
To: CB (Business and Manufacturing)

Original Print Date: 02/26/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

