

▶ **FILE #:** 3-J-08-RZ

**AGENDA ITEM #:** 56

**AGENDA DATE:** 3/13/2008

▶ **APPLICANT:** CAMBRIDGE DEVELOPMENT

OWNER(S): T WAREHOUSES LLC ET AL

TAX ID NUMBER: 94 A J 003,012-014 094HA001&001.01

JURISDICTION: City Council District 3

▶ **LOCATION:** South side Western Ave., west side Tennessee Ave.

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Western Ave., a minor arterial street where it is still a two lane section with 22' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB  
 Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-3 (General Industrial)

▶ **ZONING REQUESTED:** O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Government office building

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / LI/I-3 Industrial

South: Vacant land / P/I-3 Industrial

East: Residences / LDR/R-1A Residential

West: Cemetery / OS/R-2 Residential

NEIGHBORHOOD CONTEXT: This undeveloped site is part of a light industrial area that has been developed under I-3 zoning

**STAFF RECOMMENDATION:**

▶ **APPROVE O-2 (Civic and Institutional) zoning**

O-2 zoning is less intensive than the current I-3 zoning of the site and allows more compatible uses for the adjacent R-1A zoned residential uses to the east than the current I-3 zone.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The O-2 proposal is compatible with the scale and intensity of the surrounding land use and zoning pattern.
2. The O-2 proposal is a less intensive zone than the existing I-3 zoning and would provide more protection from incompatible development to the adjacent residential property to the east across Tennessee Ave.
3. The O-2 zone is a more appropriate, less intensive zone for the portions of these parcels that are subject to steep slopes.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and no impact on schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

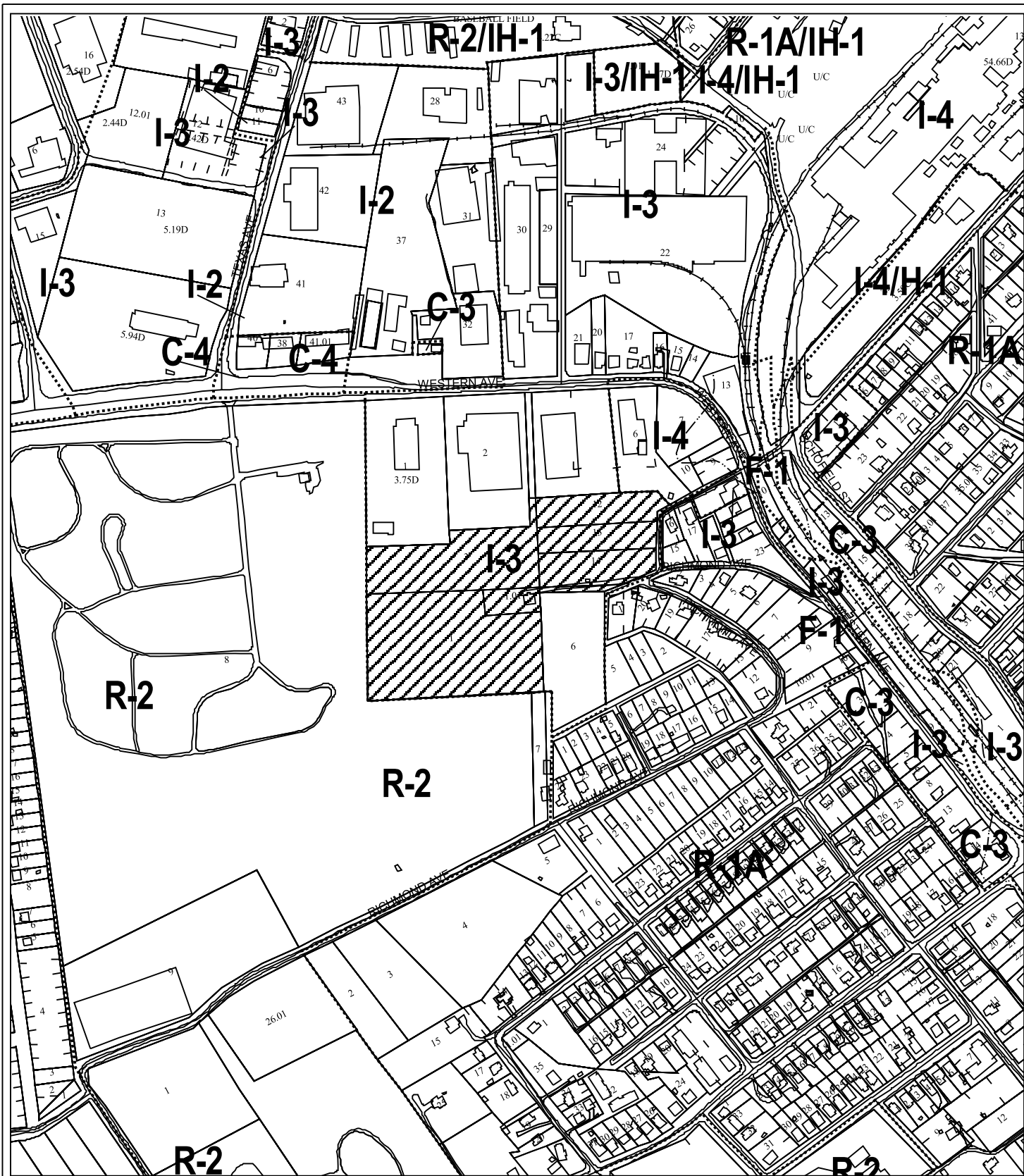
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes Public uses for the site, consistent with the O-2 (Civic and Institutional) zoning proposal.
2. The Central City Sector Plan proposes light industrial uses for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/8/2008 and 4/22/2008. 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.



3-J-08-RZ  
REZONING



From: I-3 (General Industrial)  
To: O-2 (Civic and Institutional)

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

Petitioner: Cambridge Development

Map No: 94

Jurisdiction: City

