

▶ **FILE #:** 5-A-08-RZ

AGENDA ITEM #: 47

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** MARIA M. ENAMORADO

OWNER(S): MARIA M. ENAMORADO

TAX ID NUMBER: 81 N Q 009-012, 011.01 & 012.01,

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side W. Oldham Ave., northeast side Elm St., southwest of I-275

▶ **APPX. SIZE OF TRACT:** 1.16 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Elm St., a local street with 22' of pavement width within 50' of right of way, W. Oldham Ave., a minor collector street with 2-4 lanes within 55-70' of right of way or W. Emerald Ave., a local street with 21' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services)

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Any use permitted in the C-3 zone

EXTENSION OF ZONE: Yes, extension of C-3 from the south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Emerald Ave. - Houses / R-1A (Low Density Residential)

South: W. Oldham Ave. - Commercial building / C-3 (General Commercial)

East: I-275 right of way / I-2 (Restricted Manufacturing & Warehousing)

West: Dental office and houses / C-3 (General Commercial) and R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located adjacent to an I-275 interchange. Businesses are located along W. Oldham Ave. to the southwest and Elm St. to the southeast, zoned C-3, O-1 and C-5, with residential uses to the north and northwest, zoned R-1A.

STAFF RECOMMENDATION:

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

C-3 is compatible with the surrounding zoning pattern and is consistent with both the One Year Plan and sector plan proposals for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Commercial uses are appropriate at interstate interchanges. This site is directly adjacent to an I-275

access ramp.

2. C-3 zoning is consistent with the One Year Plan and sector plan proposals for the site.
3. C-3 is an extension of commercial zoning from the south and west. Many other properties around this I-275 interchange are zoned C-3, C-4, C-5 or C-6.

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. The traffic impact will depend on the type of development that is proposed, but the property is appropriately located at an interstate interchange with access to a minor collector and two additional local streets.
3. The request is compatible with other zoning and development in the area.

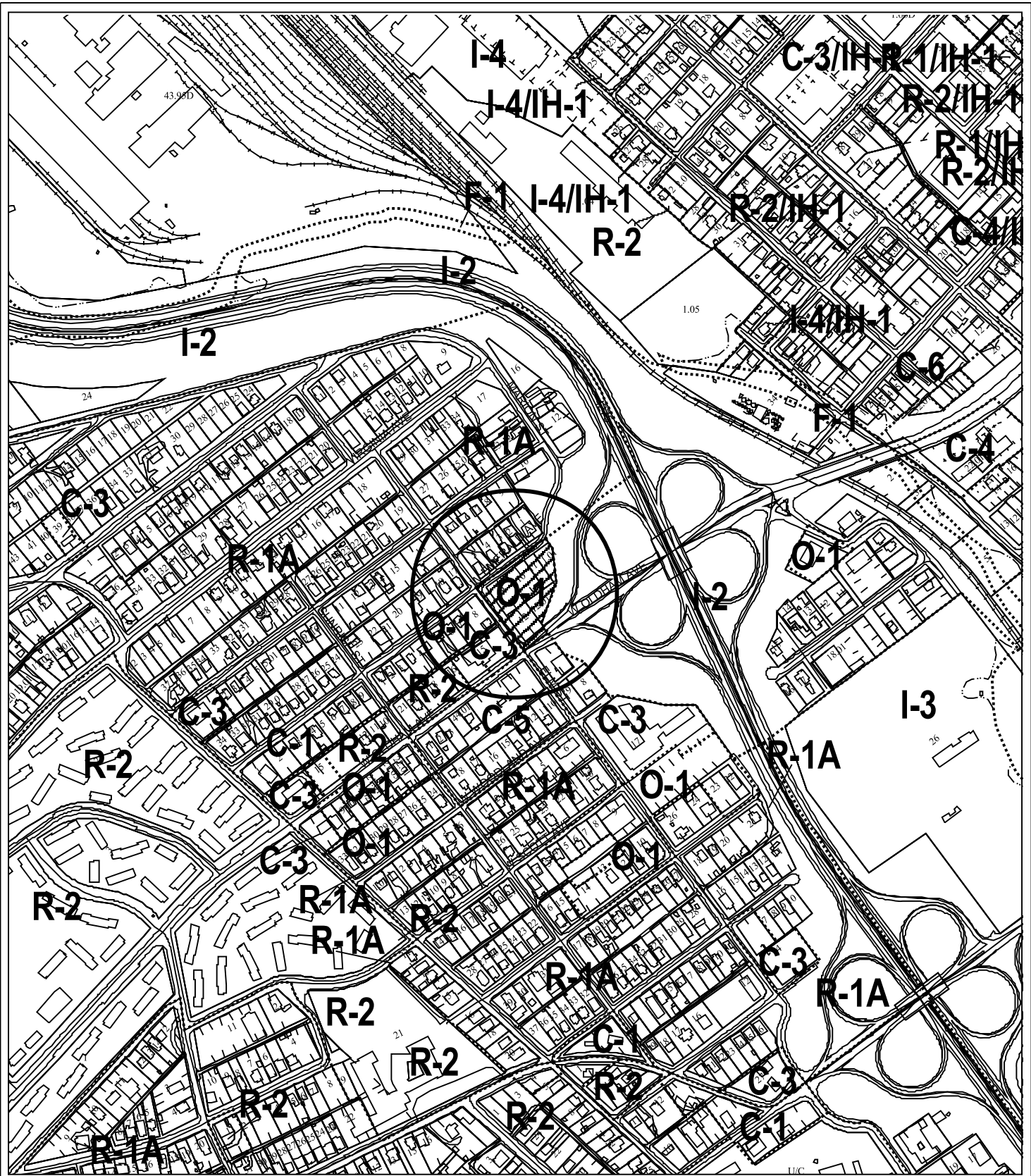
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes GC (General Commercial) uses for this site, consistent with this proposal.
2. The Central City Sector Plan proposes commercial uses for most of the site with low density residential on the remainder.
3. This request could lead to future commercial rezoning requests on properties to the southwest along W. Oldham Ave. The One Year Plan proposes GC uses to the west along both sides of W. Oldham Ave. down to McSpadden St.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/3/2008 and 6/17/2008. 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.




5-A-08-RZ
REZONING

Petitioner: Maria M. Enamorado

Map No: 81

Jurisdiction: City

 From: O-1 (Office, Medical, and Related Services)
To: C-3 (General Commercial)

Original Print Date: 04/22/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

