

▶ **FILE #:** 5-F-08-RZ

**AGENDA ITEM #:** 52

**AGENDA DATE:** 5/8/2008

▶ **APPLICANT:** CITY OF KNOXVILLE  
 OWNER(S): SCRIPPS NETWORKS LLC

TAX ID NUMBER: 119 018.59 PORTION ZONED COUNTY PR

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Sherrill Blvd., southeast of Mabry Hood Rd.

▶ **APPX. SIZE OF TRACT:** 1.39 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Sherrill Blvd., a four lane, major collector street located within the I-40/75 interstate right-of-way in this area.

UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** No Zone (formerly PR (Planned Residential))

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Business

**DENSITY PROPOSED:** 12 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was rezoned from PR to CA in 2/28/2008. (12-R-07-RZ)

SURROUNDING LAND USE AND ZONING: North: Dead Horse Golf Course / RP-1 and OS Open Space

South: Businesses / C-3 Commercial

East: Golf course / OS Open Space

West: Golf course / RP-1 Residential

NEIGHBORHOOD CONTEXT: This undeveloped site is in a area of business uses that have occurred under CA, PC-1, C-6, and C-3 zones.

**STAFF RECOMMENDATION:**

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

Although the site was advertised for RP-1 as a comparable zone, the site was rezoned to CA in January of this year which makes C-3 the comparable zone.

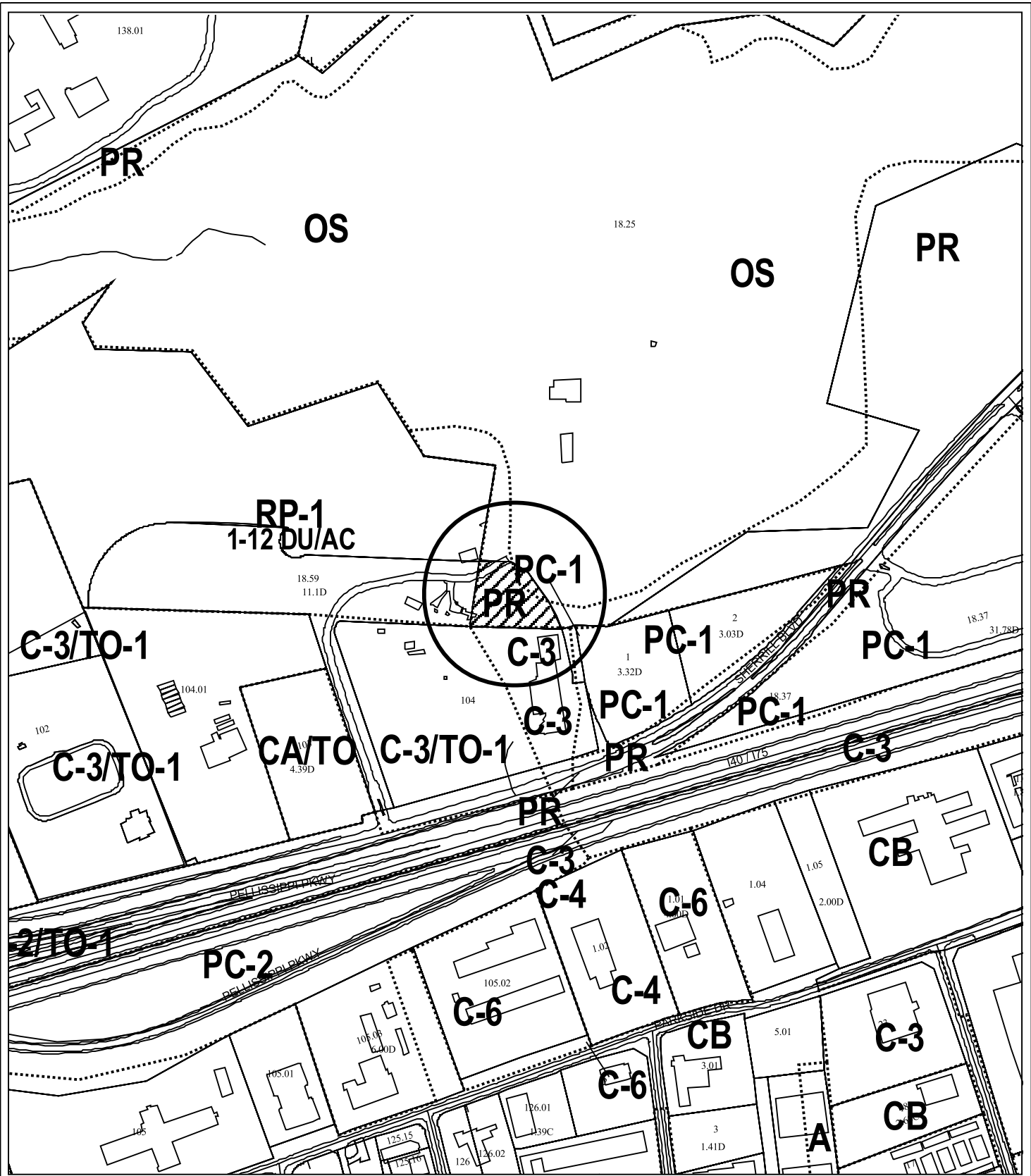
**COMMENTS:**

Both the buyer and seller of this property are in agreement with the zoning of C-3 and each own the majority of the property surrounding this site.

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-F-08-RZ**  
**GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 119  
 Jurisdiction: City



From: No Zone  
 To: RP-1 (Planned Residential)

Original Print Date: 04/21/08    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

