

▶ **FILE #:** 5-I-08-RZ

**AGENDA ITEM #:** 55

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

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): EASTWOOD LANDSCAPING

TAX ID NUMBER: 59 004.03,004.04

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side Washington Pike, northeast of New Harvest Ln.

▶ **APPX. SIZE OF TRACT:** 14.07 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Washington Pike, a minor arterial street, with 22' of pavement within a 50' right-of-way

UTILITIES: Water Source: KUB  
 Sewer Source: KUB

WATERSHED: Love Creek

▶ **PRESENT ZONING:** No Zone (formerly RB (General Residential) & I (Industrial))

▶ **ZONING REQUESTED:** R-2 (General Residential) & I-2 (Restricted Manufacturing and Warehousing)

▶ **EXISTING LAND USE:** Businesses, residences and vacant land

▶ **PROPOSED USE:** Same as existing

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / RB Residential

South: Businesses / I-2 Industrial

East: Businesses and vacant land / I and RB Residential

West: Knox County Park/ I Industrial

NEIGHBORHOOD CONTEXT: This property is in a mixed use area of businesses, homes and public uses zoned I, RB, RA, R-1, R-2, I-2, and I-3.

**STAFF RECOMMENDATION:**

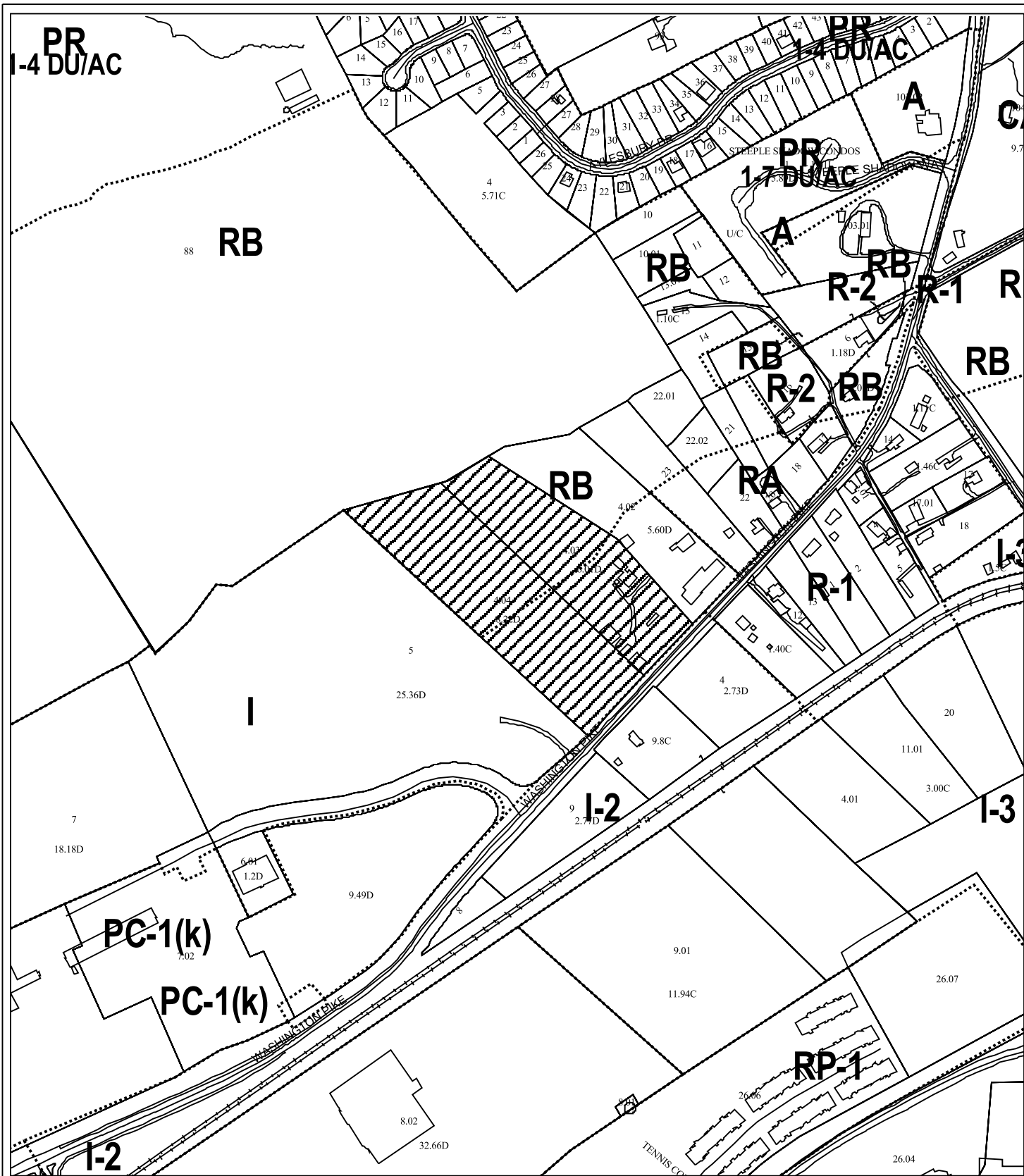
▶ **APPROVE I-2 (Restricted Manufacturing and Warehousing) and R-2 (General Residential)**

I-2 and R-2 are comparable city zones to the former county zones of I and RB and will provide the property owner with similar development opportunities within the city as was available in the county.

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-I-08-RZ**  
**GOVERNMENTAL REZONING**

Petitioner: City of Knoxville  
 Map No: 59  
 Jurisdiction: City



 From: No Zone  
 To: R-2 (General Residential) &  
 I-2 (Restricted Manufacturing and Warehousing)  
 Original Print Date: 04/21/08 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902