



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

▶ **FILE #:** 8-B-09-RZ

AGENDA ITEM #: 41

AGENDA DATE: 8/13/2009

▶ **APPLICANT:** ASSOCIATION OF LADIES OF CHARITY

OWNER(S): ROYAL BEAUTY SUPPLY CO INC

TAX ID NUMBER: 81 M W PORTION OF 008 MAP ON FILE AT MPC

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side W. Baxter Ave., southwest of N. Central St.

▶ **APPX. SIZE OF TRACT:** 1.25 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Baxter Ave., a major collector street with 39' of pavement width within 65' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Vacant office/warehouse

▶ **PROPOSED USE:** Emergency food pantry, thrift shop and office

EXTENSION OF ZONE: Yes, extension of C-3 from the northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Baxter Ave. - Houses / I-2 (Restricted Manufacturing & Warehousing)

South: Parking / I-2 (Restricted Manufacturing & Warehousing)

East: Church and parking / C-3 (General Commercial)

West: Houses / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed with a mix light industrial, office and commercial uses, primarily along N. Central St. to the northeast, with established residential uses along side streets, zoned I-2.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.**

C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of zoning from the northeast.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. C-3 is an extension of zoning from the northeast.
3. The sector plan proposes commercial use for the property. The One Year Plan proposes mixed uses,

including light industrial, office and general commercial. C-3 zoning is consistent with both of those proposals.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools or the street system.
3. The proposal is for a zoning of similar or slightly more intensity than the current zone, so the impact on adjacent properties should be minimal.

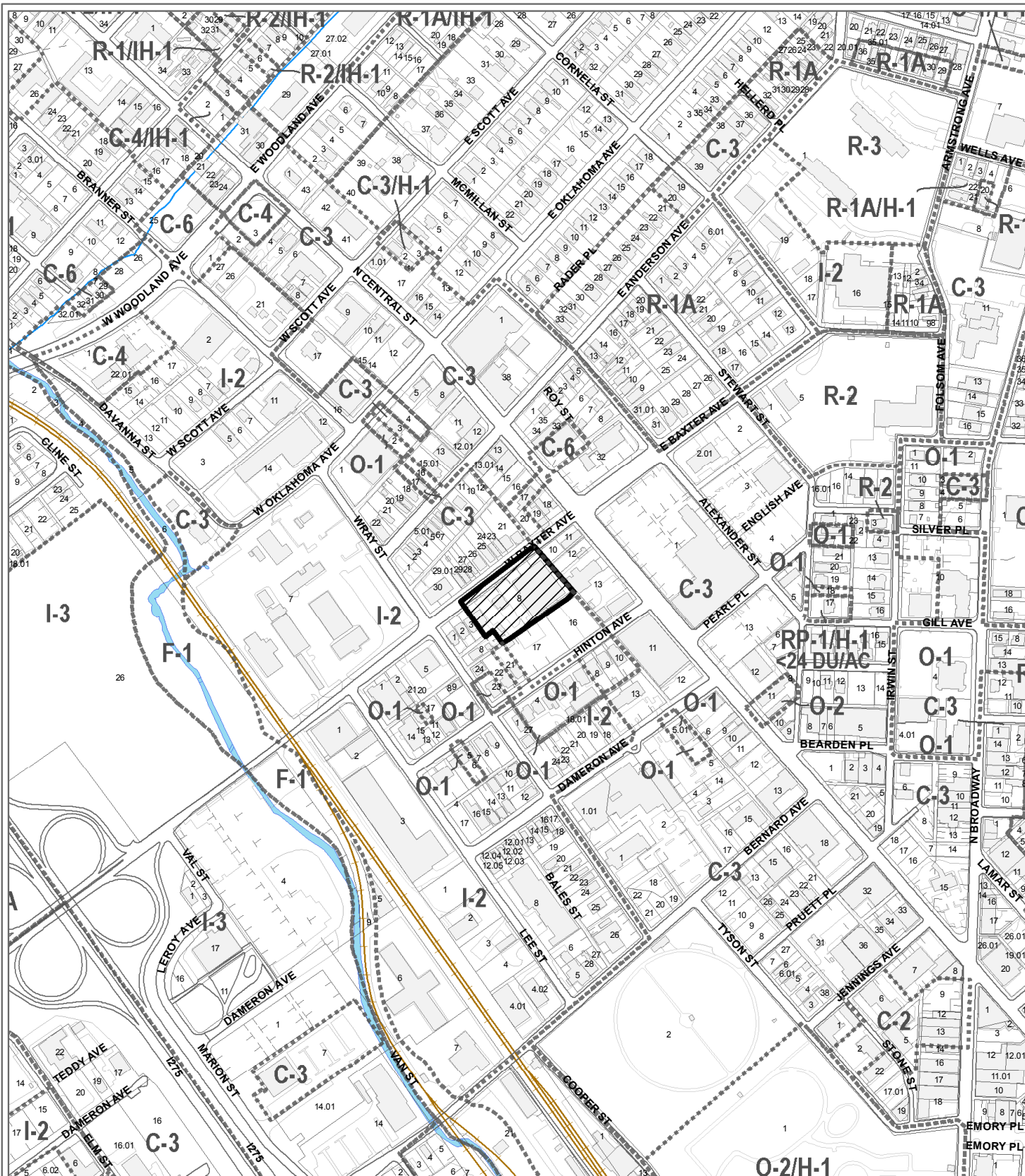
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes commercial uses for this site, consistent with the proposed C-3 zoning.
2. The One Year Plan proposes mixed uses, including light industrial, office and general commercial uses, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
4. Approval of this request could lead to future requests for commercial zoning, consistent with the adopted plans for the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/8/2009 and 9/22/2009. 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.



**8-B-09-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)
To: C-3 (General Commercial)



Original Print Date: 7/20/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Association of Ladies of Charity

Map No: 81
Jurisdiction: City

