

▶ **FILE #:** 2-D-09-RZ

AGENDA ITEM #: 44

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** SHASHI PATEL
 OWNER(S): PATEL SHASHIKANT & CHANRAKALIA K

TAX ID NUMBER: 119 J C 001

JURISDICTION: City Council District 2

▶ **LOCATION:** West side Park Village Rd., north side Executive Park Dr.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Executive Park Dr., and Park Village Rd., major and minor collector streets respectively.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** C-6 (General Commercial Park)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Motel

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Knox County recycling and trash collection facility / C-3 Commercial

South: Executive park Dr. and motel / C-3 Commercial

East: Park Village Rd., and office use / C-6 Commercial

West: Shopping center / C-6 Commercial

NEIGHBORHOOD CONTEXT: This site is in a retail/office commercial area that has developed under PC, C-6, CA and C-3 zones.

STAFF RECOMMENDATION:

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

C-3 zoning is consistent with the One Year Plan and sector plan proposals for the area and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

COMMENTS:

REZONING REQUIREMENTS:

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

1. C-3 zoning is appropriate for this mixed use area which contains retail and service businesses and offices. C-3 zoning of this site will have little to no impact on any surrounding commercial and office uses in the area.

2. Development of this remnant corner lot under the C-6 zone will require variances to the front yard parking and landscaping setback to develop. The C-3 zone permits fewer uses than C-6 zoning, but will allow development of the site with a motel in the same manner as surrounding development and without the need for variances.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. C-3 zoning is consistent with the existing C-3 zoning located to the north of the subject property.
2. Uses allowed under C-3 are compatible with the scale and intensity of the surrounding land uses and zoning pattern.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have minimal impact on street traffic and no impact on schools.
3. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes GC (General Commercial) uses for the site. The One Year Plan lists C-3 as an acceptable zone within the GC designation.
2. The Northwest County Sector Plan proposes commercial uses for the 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 3/10/2009 and 3/24/2009. 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.



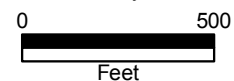
**2-D-09-RZ
REZONING**

From: C-6 (General Commercial Park)
To: C-3 (General Commercial)



Petitioner: Patel, Shashi

Map No: 119
Jurisdiction: City



Original Print Date: 1/23/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902