

▶ **FILE #:** 2-F-09-RZ

AGENDA ITEM #: 46

AGENDA DATE: 2/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): COVENTRY CREEK LLC

TAX ID NUMBER: 49 084 & 092.01

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side McCampbell Dr., northwest side Washington Pike, southwest side Murphy Rd.

▶ **APPX. SIZE OF TRACT:** 3.88 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via McCampbell Dr., a local street with 17' of pavement width within 50' of right of way, Washington Pike, a minor arterial street with 36' of pavement width within 60' of right of way, or Murphy Rd., a minor collector street with 36' of pavement width within 70' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business))

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

▶ **EXISTING LAND USE:** Dwellings

▶ **PROPOSED USE:** Commercial

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Floodway, railroad and vacant land / F (Floodway) and A (Agricultural)

South: Washington Pike - Residences / R-1 and RA (Low Density Residential)

East: Murphy Rd. - Vacant land / A (Agricultural)

West: House / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: The area around this intersection is beginning to develop with commercial uses, under various zones. Residential uses are also present in the area.

STAFF RECOMMENDATION:

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

C-3 zoning is compatible with surrounding development and zoning. C-3 is a comparable City zone to the former County CA zone. The sector plan proposes commercial uses for the site.

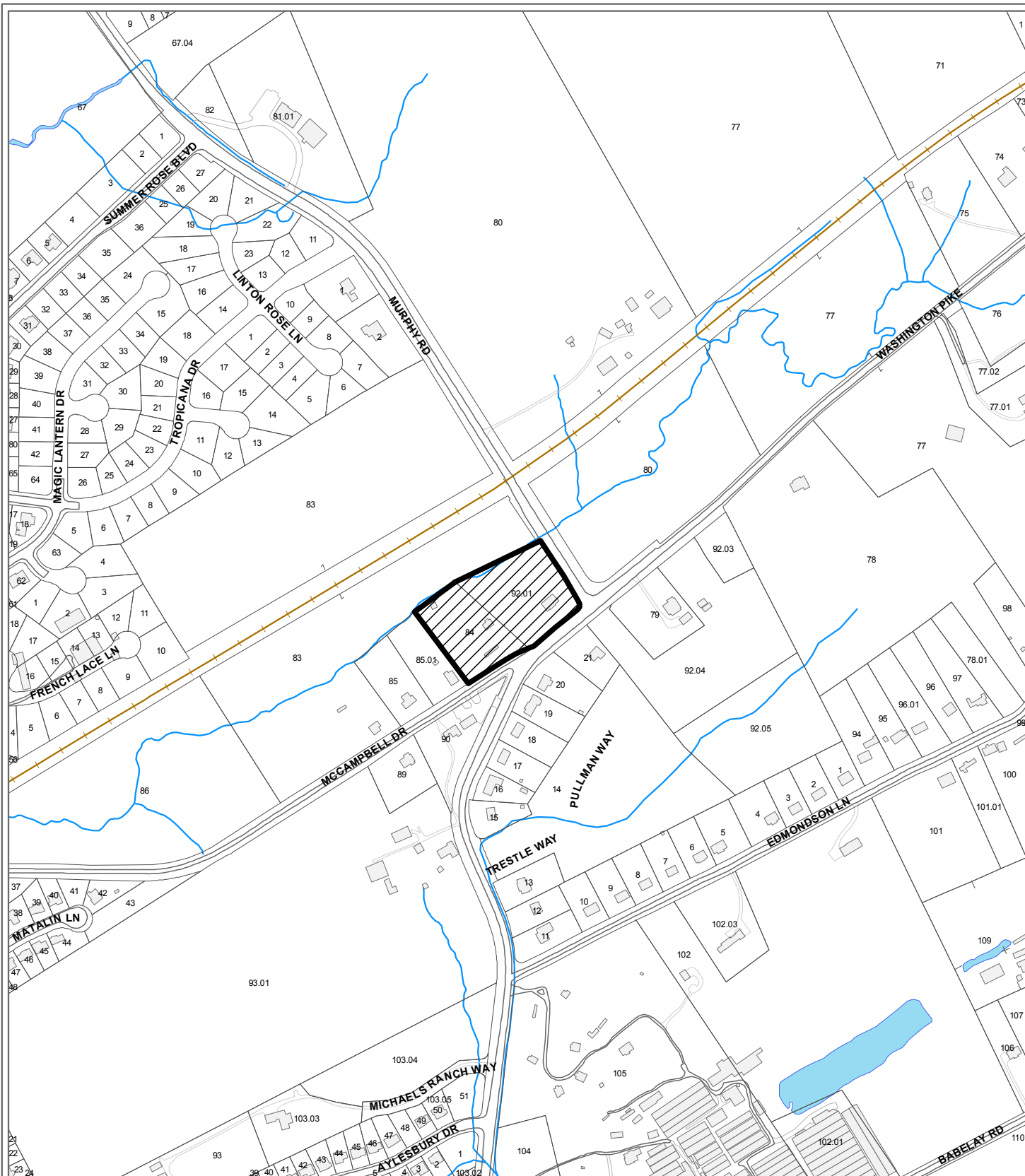
COMMENTS:

Other properties to the west have been rezoned C-3 after annexation into the City. C-3 is an extension of zoning from the west.

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-F-09-RZ
GOVERNMENTAL REZONING**

From: No Zone
To: C-3 (General Commercial)



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

Revised:

Petitioner: City of Knoxville

Map No: 49

Jurisdiction: City

