

▶ **FILE #:** 1-I-09-RZ

AGENDA ITEM #: 46

AGENDA DATE: 1/8/2009

▶ **APPLICANT:** ASSOCIATED GENERAL CONTRACTORS OF AMERICA, KNOXVILLE BRANCH

OWNER(S): BILL A. & LISA B. KING

TAX ID NUMBER: 94 P B 021

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Morris Ave., northeast side McClain St.

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Morris Ave., a local street with an 18' pavement width within a 38' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-3 (General Industrial)

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

▶ **EXISTING LAND USE:** Office building & car lot

▶ **PROPOSED USE:** Training facility

EXTENSION OF ZONE: Yes, the property directly to the west is zoned C-6.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant & railroad / I-3 (General Industrial)

South: Office/warehouse / I-3 (General Industrial)

East: Office/warehouse / I-3 (General Industrial)

West: Office/warehouse / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This site is within a light industrial area zoned I-3 and C-6 that consists of mixed uses, including newer businesses and older residences.

STAFF RECOMMENDATION:

▶ **Recommend that City Council APPROVE C-6 (General Commercial Park) zoning.**

C-6 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. According to the applicant, this property will be combined with the existing C-6 zoned property located directly to the west of the site for a training facility.

COMMENTS:

REZONING REQUIREMENTS:

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

1. C-6 zoning is appropriate for this mixed use area which contains businesses and residences. C-6 zoning

requires administrative site plan review by MPC staff prior to construction. This review will help to minimize impacts to any remaining residential uses in the area and address any issues with the development of the property.

2. A higher quality development should result from the stricter development standards that apply in the C-6 zone, as compared to other commercial zones.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. C-6 zoning is consistent with the existing C-6 zoning located to the west of the subject property.

2. Uses allowed under C-6 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 a minimal impact on street traffic and no impact on schools.

3. The impact of the proposal on adjacent properties will be minimized during the C-6 review process.

4. The zoning is compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan proposes light industrial uses for the site. The One Year Plan lists C-6 as an acceptable zone to be placed within the light industrial designation.

2. The Central City Sector Plan proposes light industrial 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 2/10/2009 and 2/24/2009. 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.



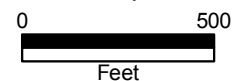
**1-I-09-RZ
REZONING**

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



Petitioner: Associated General Contractors of America, Knoxville Branch

Map No: 94
Jurisdiction: City



Original Print Date: 12/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902