

▶ **FILE #:** 7-C-09-RZ

AGENDA ITEM #: 41

AGENDA DATE: 7/9/2009

▶ **APPLICANT:** FRANKIE ATKINS
 OWNER(S): ATKINS DARRELL W & FRANKIE K

TAX ID NUMBER: 21 003.01

JURISDICTION: City Commission District 8

▶ **LOCATION:** West side Tazewell Pike, north of E. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 5.02 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tazewell Pike, a major collector street with 21' of pavement width within 40' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District
 Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** CA (General Business)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Any use permitted in the CA zone

EXTENSION OF ZONE: Yes, extension of CA zoning from the north and south.

HISTORY OF ZONING: None noted for this site, but other properties in the area have been rezoned to CA in recent years.

SURROUNDING LAND USE AND ZONING: North: Vacant land / CA (General Business)

South: Businesses / CA (General Business)

East: Tazewell Pike - Houses / A (Agricultural)

West: Houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area around the intersection of Tazewell Pike and E. Emory Rd. is zoned CA, with some existing businesses. North of the intersection are the Gibbs schools. The rest of the area is developed with rural to low density residential and agricultural uses under A and RA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that County Commission APPROVE CA (General Business) zoning.**

CA is an extension of zoning from the north and south and is consistent with the sector plan proposal for the site.

COMMENTS:

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

1. This site is within the area surrounding the intersection of Tazewell Pike and E. Emory Rd. that MPC studied in 2004 and identified as a mixed use node for development. The North County Sector Plan was amended at that time to propose mixed uses, limited to office, medium density residential and commercial. (6-

E-04-SP)

2. Commercial uses are established to the south of the site at the intersection. This proposal would be an extension of the commercial uses and CA zoning. CA zoning is also established on the vacant property to the north of this site.
3. Several residential subdivisions have developed in this immediate area in recent years, which has generated the need for added commercial goods and services in close proximity to residents.
4. The intersection of Tazewell Pike and E. Emory Rd. is slated for improvements in the next couple of years, which will also increase the viability of commercial uses at this location.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. CA zoning is intended for general retail business and services, but not for manufacturing or for processing materials other than farm products.
2. Because this site is adjacent to other CA zoned parcels and is accessed from a major collector street, it is appropriate for CA zoning, which will provide a convenient location to provide necessary goods and services for nearby residents. It does not allow manufacturing uses, which would be less compatible to nearby uses and would potentially generate more truck traffic.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but they may need to be extended to serve this site.
2. Establishing CA zoning on the site will allow the development of businesses at this location, which could increase traffic going through the intersection of Tazewell Pike and E. Emory Rd. Improvement of that intersection is listed as a high priority project by Knox County and TDOT. It is expected that improvements will be made within the next 5-10 years, which will improve traffic flow in the area. It is understood that this intersection is problematic during peak traffic times. The eventual developers of this site will be expected to work with TDOT and the Knox County Department of Engineering to coordinate development proposals with the road improvement plans.
3. CA zoning is compatible with surrounding development and zoning, and the impact of this proposal should be minimal.

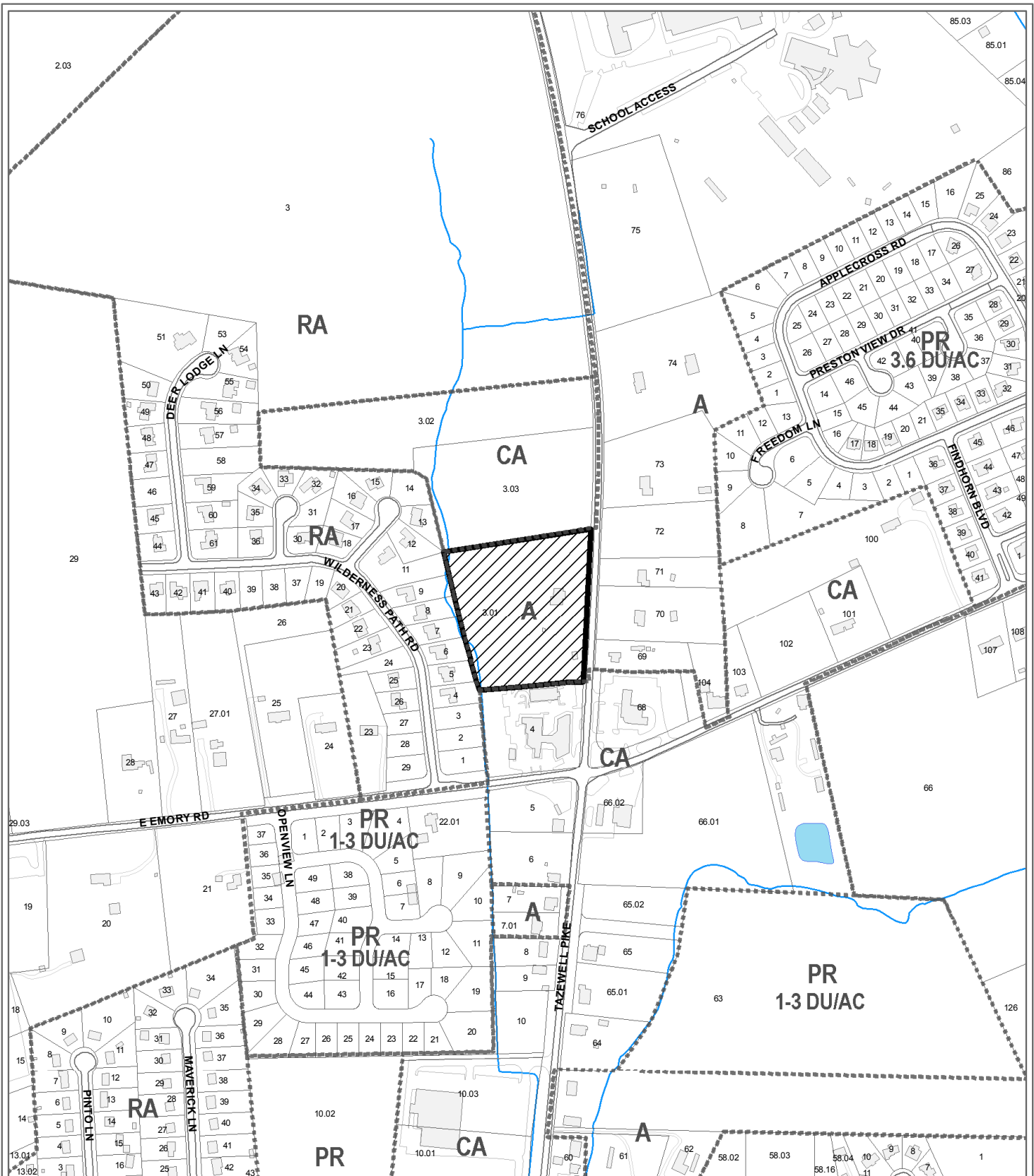
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes mixed uses, limited to office, medium density residential and commercial for this site, consistent with the proposal.
2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for commercial, office or medium density residential development in the immediate area, consistent with the sector plan proposal. There are seven parcels that are still zoned Agricultural to the east of this site, on the opposite side of Tazewell Pike that are within the area designated as mixed use on the sector plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2009. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the City.



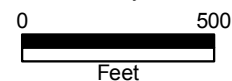
**7-C-09-RZ
REZONING**

From: A (Agricultural)
To: CA (General Business)



Petitioner: Atkins, Frankie

Map No: 21
Jurisdiction: City



Original Print Date: 6/23/2009 Revised: 6/30/2009
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902