

▶ **FILE #:** 8-A-11-RZ

AGENDA ITEM # 26

AGENDA DATE: 8/11/2011

▶ **APPLICANT:** **CHRIS YOUSIF**
 OWNER(S): Chris Reem Yousif

TAX ID NUMBER: 68 I B PARTS OF 14 & 15 ZONED A

JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side Clinton Hwy., east of Cherrybrook Dr.**

▶ **APPX. SIZE OF TRACT:** **7400 square feet**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Hwy., a major arterial street with 4 lanes and a center turning lane within 110' of right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

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

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

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Expansion of commercial uses from south**

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Clinton Hwy. - Mobile home sales / C-4 (Highway & Arterial Commercial)

East: Retail and service businesses / CA (General Business)

West: Accounting office / CA (General Business)

NEIGHBORHOOD CONTEXT: Properties fronting along this stretch of Clinton Hwy. are developed with a mix of commercial uses under CA or C-4 zoning.

STAFF RECOMMENDATION:

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

CA zoning at this location is an extension of zoning from the south and is compatible with surrounding land uses and zoning.

COMMENTS:

REZONING REQUIREMENTS:

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

1. This section of Clinton Hwy. is zoned either CA or C-4 to a depth of about 200 feet. The proposal is to extend the CA zone about 35 feet deeper for these two parcels to match the parcel lines. This extension is into a vacant portion of Agriculturally zoned property that is owned by the applicant.

2. The site is accessed from Clinton Hwy., a four-lane, major arterial street with sufficient capacity to support CA development.
3. The surrounding sites fronting on Clinton Hwy. are already zoned for and developed with commercial uses.
4. The sector plan proposes a slope protection overlay with a commercial base for the proposed rezoning area. However, it appears that the subject area has already been cleared and filled for future development.
5. About 400 feet to the east, parcel 8 has a depth of about 300 feet. This entire parcel is designated for commercial development on the sector plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested CA zoning is for general retail businesses and services but not for manufacturing or for processing materials.
2. Based on the above description and intent, this property is appropriate to be rezoned to CA.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available in the area, but may have to be extended to serve the site.
2. Establishment of CA zoning at this location would have little adverse impact on surrounding properties.
3. Approval of this request will allow the existing auto sales business to be extended to the north, as proposed by the applicant.

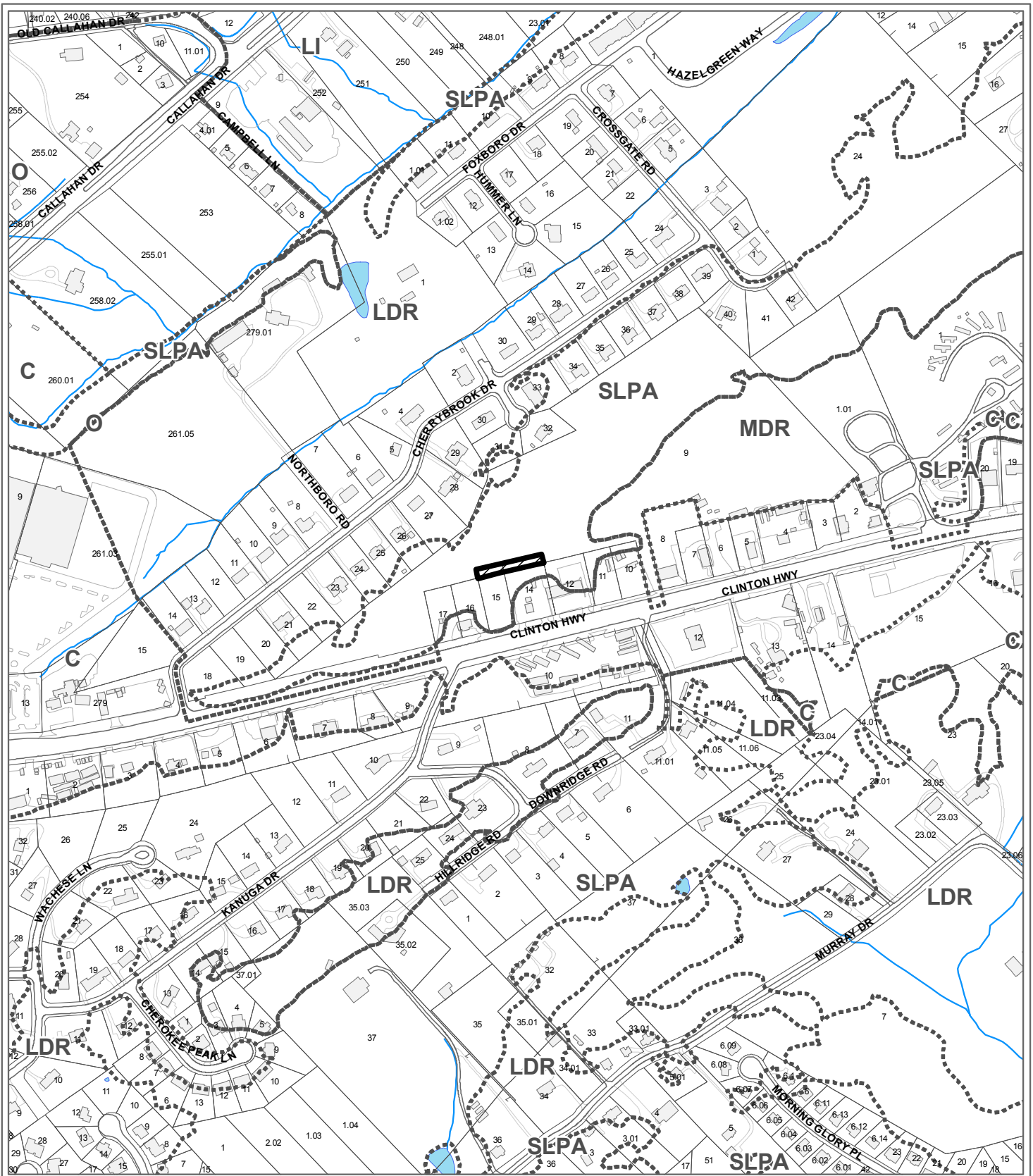
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes commercial uses with a slope protection overlay for the site, which is consistent with the proposed CA zoning. The area designated for slope protection has already been cleared and filled for future development.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request is unlikely to lead to future rezoning requests for CA zoning in the immediate area, as most of the surrounding properties fronting on Clinton Hwy. are entirely zoned CA currently.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2011. 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 County.



**8-A-11-RZ
REZONING**

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



Petitioner: Yousif, Chris

Map No: 68

Jurisdiction: County

Original Print Date: 7/27/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

