

▶ **FILE #:** 12-B-11-RZ

AGENDA ITEM # 32

AGENDA DATE: 12/8/2011

▶ **APPLICANT:** GERALD BOORSE

OWNER(S): Gerald L. and Patricia Boorse

TAX ID NUMBER: 93 O A 005

JURISDICTION: City Council District 2

▶ **LOCATION:** North side S. Middlebrook Pike, south side N. Middlebrook Pike, west side Henson Rd.

▶ **APPX. SIZE OF TRACT:** 1.42 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access to the site is from either North or South Middlebrook Pike, a major arterial street that is split in this section with two one-way, two-lane sections. There is also access from Henson Rd., a local street with 28' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Any use permitted by C-6 zoning

EXTENSION OF ZONE: Not an extension of C-6, but there is C-3 zoning to the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: N. Middlebrook Pike - Restaurants and propane tank / I-3 (General Industrial)

South: S. Middlebrook Pike - Businesses / I-3 (General Industrial) & C-3 (General Commercial)

East: Henson Rd. - Office, warehouse, businesses / I-3 (General Industrial)

West: Burger King restaurant / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is developed with commercial and light industrial businesses under I-2, I-3, C-1, C-3 and C-6 zoning.

STAFF RECOMMENDATION:

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

C-6 zoning is appropriate within the light industrial land use designation. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 uses will be compatible with the surrounding land uses and zoning pattern. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

COMMENTS:

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

1. C-6 zoning is appropriate within the light industrial land use designation.
2. C-6 uses will be compatible with the surrounding land uses and zoning pattern.
3. C-6 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning, and has access to a major arterial street.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above description, C-6 is an appropriate zone for this site. C-6 zoning will allow commercial uses on the site, in addition to some light industrial uses. C-6 zoning also requires administrative plan review and approval by MPC staff prior to issuance of building permits.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. C-6 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will depend on the type of development proposed. The site is currently developed with an eating establishment, a supplies company and an auto collision center.
4. C-6 zoning requires administrative plan review and approval by MPC staff prior to issuance of building permits for new construction, building expansion or major site improvements.

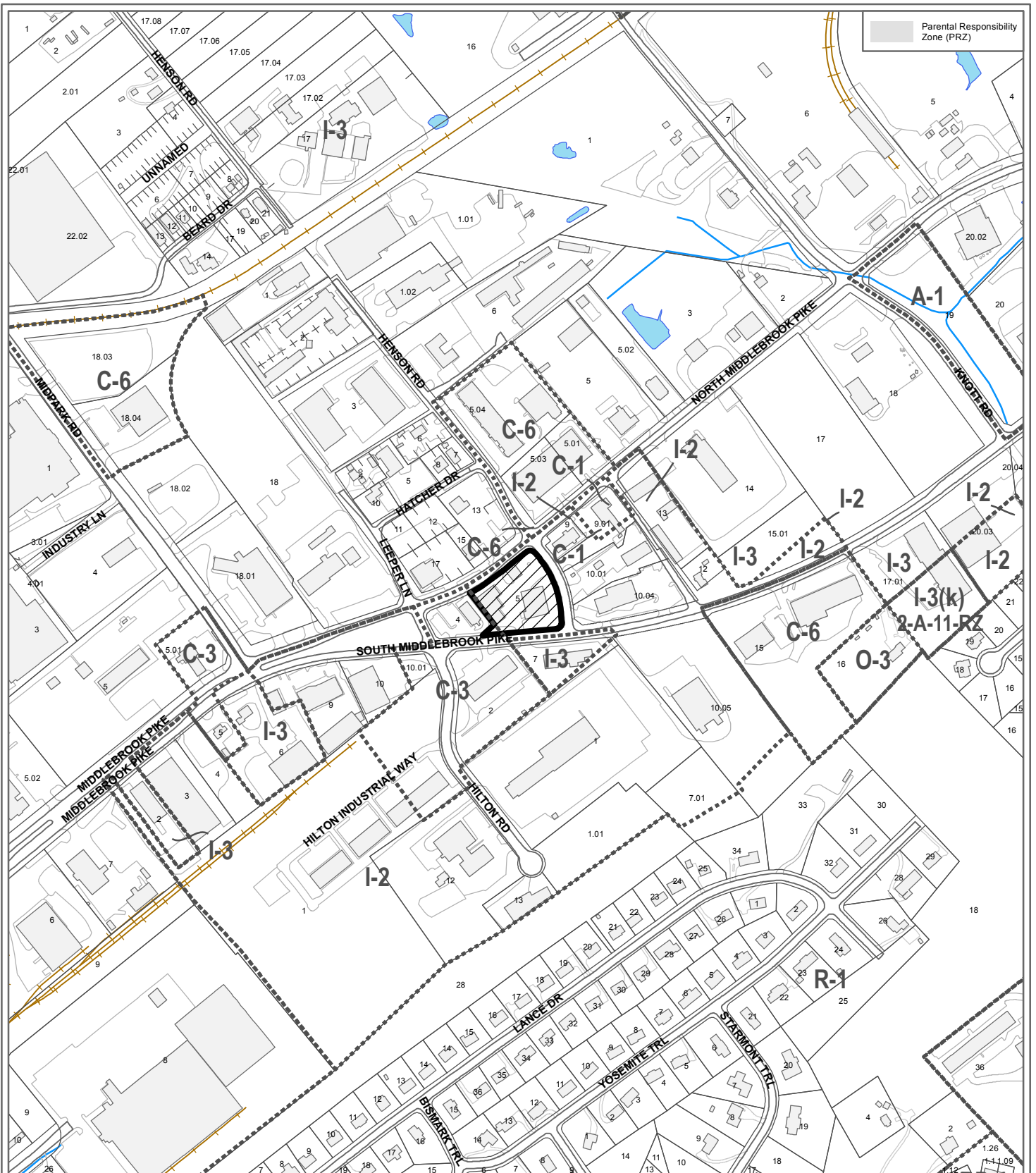
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes light industrial uses for this site, consistent with the proposed C-6 zoning.
2. The Northwest City Sector Plan proposes commercial uses for this site, consistent with the proposed C-6 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/10/2012 and 1/24/2012. 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.



**12-B-11-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)
To: C-6 (General Commercial Park)



Petitioner: Boorse, Gerald

Map No: 93
Jurisdiction: City

Original Print Date: 11/21/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

