

▶ **FILE #:** 8-E-12-RZ

AGENDA ITEM #: 25

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Various owners

TAX ID NUMBER: 124 I D 007-009 124JA001, 011-015

JURISDICTION: City Council District 1

▶ **LOCATION:** Northeast side Chapman Hwy., northwest side Deva Dr.

▶ **APPX. SIZE OF TRACT:** 4.18 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Chapman Hwy., a four-lane, major arterial street within 120' of right-of-way, or Longvale Dr., a local street, with 14' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **PRESENT ZONING:** No Zone (formerly CA (General Business), CB (Business and Manufacturing) & RB (General Residential))

▶ **ZONING REQUESTED:** C-3 (General Commercial) & R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land and business

▶ **PROPOSED USE:** Vacant land and business

EXTENSION OF ZONE: Yes, extension of C-3 from the south and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residential / RB (General Residential)

South: Chapman Hwy. - Residential / R-1 (Low Density Residential) and RB (General Residential)

East: Church / O-1 (Office, Medical & Related Services)

West: Business / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: The subject properties, which were previously zoned CA and CB in the County, are primarily vacant with a business on only one of the parcels. Surrounding the subject parcels are businesses, residences and a church, zoned C-3, RB, R-1 and O-1.

STAFF RECOMMENDATION:

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

C-3 zoning is compatible with surrounding development and zoning. C-3 is the most comparable City zone to the former County CA and CB zones. The sector plan proposes GC (General Commercial) uses for the entire site, including the small portion previously zoned RB in the County .

COMMENTS:

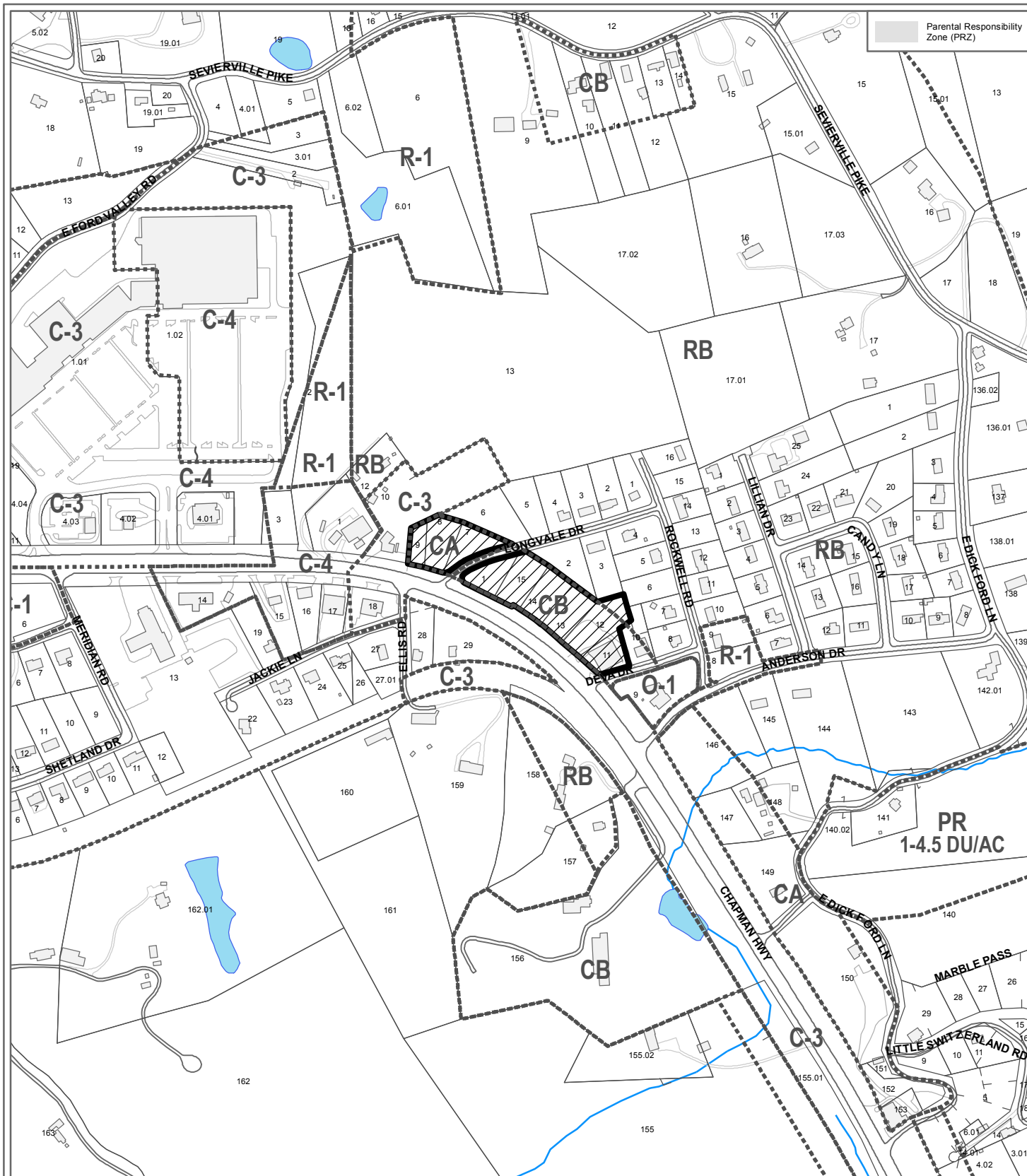
Other properties in the area have been rezoned C-3 after annexation into the City. C-3 is an extension of zoning from the south and west. The small residential zoned portion of parcel 12 is recommended for C-3

zoning also, because it is consistent with the sector plan proposal for the area, the majority of the parcel is already zoned commercial, and it will establish one zone for the entire parcel.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

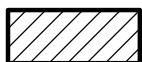
If approved, this item will be forwarded to Knoxville City Council for action on 9/4/2012 and 9/18/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-E-12-RZ
REZONING**

From: No Zone

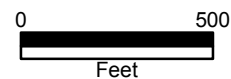
To: C-3 (General Commercial) & R-1 (Low Density Residential)



Petitioner: City of Knoxville

Map No: 124

Jurisdiction: City



Original Print Date: 7/17/2012

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902