

▶ **FILE #:** 8-F-12-RZ

AGENDA ITEM #: 26

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Various owners

TAX ID NUMBER: 67 276,27603,27604,277 067-278,27801

JURISDICTION: City Council District 3

▶ **LOCATION:** South side Clinton Hwy., west of Schaad Rd.

▶ **APPX. SIZE OF TRACT:** 3.38 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Clinton Hwy., a four lane major arterial street with up to 150' of right-of-way in this section.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

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

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Businesses

▶ **PROPOSED USE:** Businesses

EXTENSION OF ZONE: Yes, extension of C-4 from three sides

HISTORY OF ZONING: None noted for this site. Other properties have been rezoned C-4 after being annexed into the City.

SURROUNDING LAND USE AND ZONING:
 North: Clinton Hwy. - Shopping center / PC-1 (Retail & Office Park)
 South: Shopping center / C-4 (Highway & Arterial Commercial)
 East: Shopping center / C-4 (Highway & Arterial Commercial)
 West: Businesses / C-3 (General Commercial) and C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This area is developed primarily with retail commercial and restaurant uses under CA, CB, C-3, C-4 and PC-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.**

C-4 zoning is compatible with surrounding development and zoning. C-4 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.

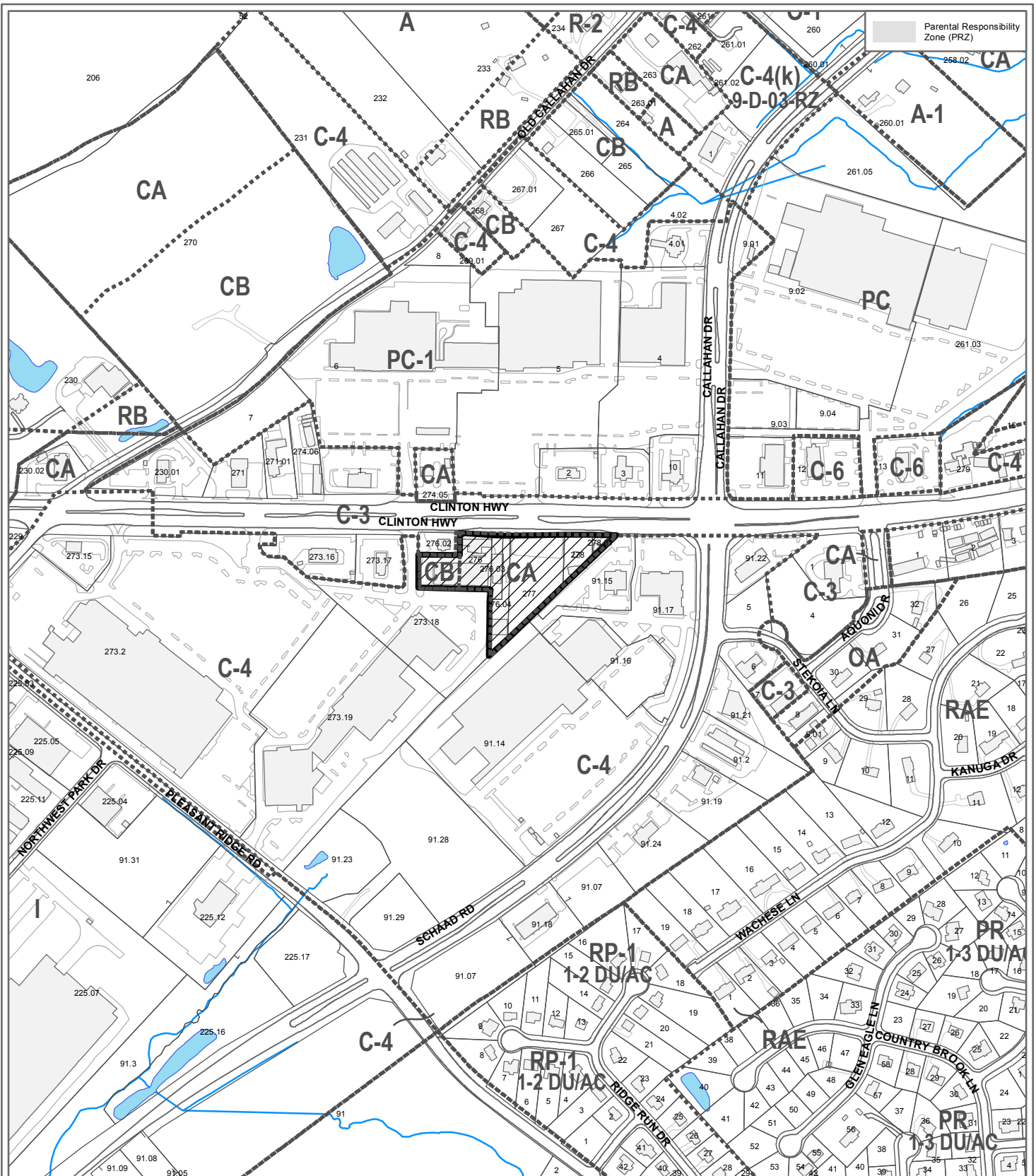
COMMENTS:

Other properties in the area have been rezoned C-4 after annexation into the City. C-4 is an extension of zoning from three sides.

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-F-12-RZ
REZONING**

Petitioner: City of Knoxville

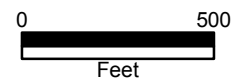


From: No Zone

To: C-4 (Highway and Arterial Commercial)

Map No: 67

Jurisdiction: City



Original Print Date: 7/17/2012

Revised:

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