

▶ **FILE #:** 6-F-13-RZ

AGENDA ITEM #: 30

AGENDA DATE: 6/13/2013

▶ **APPLICANT:** KNOX FARMERS CO-OP BY PHILIP B. CAMPBELL

OWNER(S): Philip B. Campbell

TAX ID NUMBER: 72 PART OF 012 MAP ON FILE AT MPC

JURISDICTION: City Council District 5

▶ **LOCATION:** South side Asheville Hwy., east of Ruggles Dr.

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Asheville Hwy., a four-lane, median-divided major arterial street within 180' of right-of-way.

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

WATERSHED: Fawver Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Sale of portable storage buildings

EXTENSION OF ZONE: Yes, extension of C-4 from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Asheville Hwy. - Vacant land / C-4 (Highway & Arterial Commercial)
 South: House and vacant land / C-3 (General Commercial)
 East: Storage business / C-4 (Highway & Arterial Commercial)
 West: Residence / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: The properties fronting on Asheville Hwy. in this area are developed with commercial uses under C-3, C-4, CA and CB zoning.

STAFF RECOMMENDATION:

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

C-4 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern and is a logical extension of C-4 zoning from the north and east. The sector plan allows consideration of C-4 zoning for this site.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

2. C-3 and C-4 zoning are in place on several properties in the immediate area, including adjacent C-4 properties to the north and east.
3. The site is located in an area of already established commercial uses and the proposal is an extension of that pattern from the east.
4. The proposal is consistent with both the sector plan and one year plan proposals for the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed. Asheville Hwy. is a major arterial street capable of handling the additional traffic that may be generated under C-4 zoning.
2. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.
3. Public water and sewer utilities are available to serve the site. C-4 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

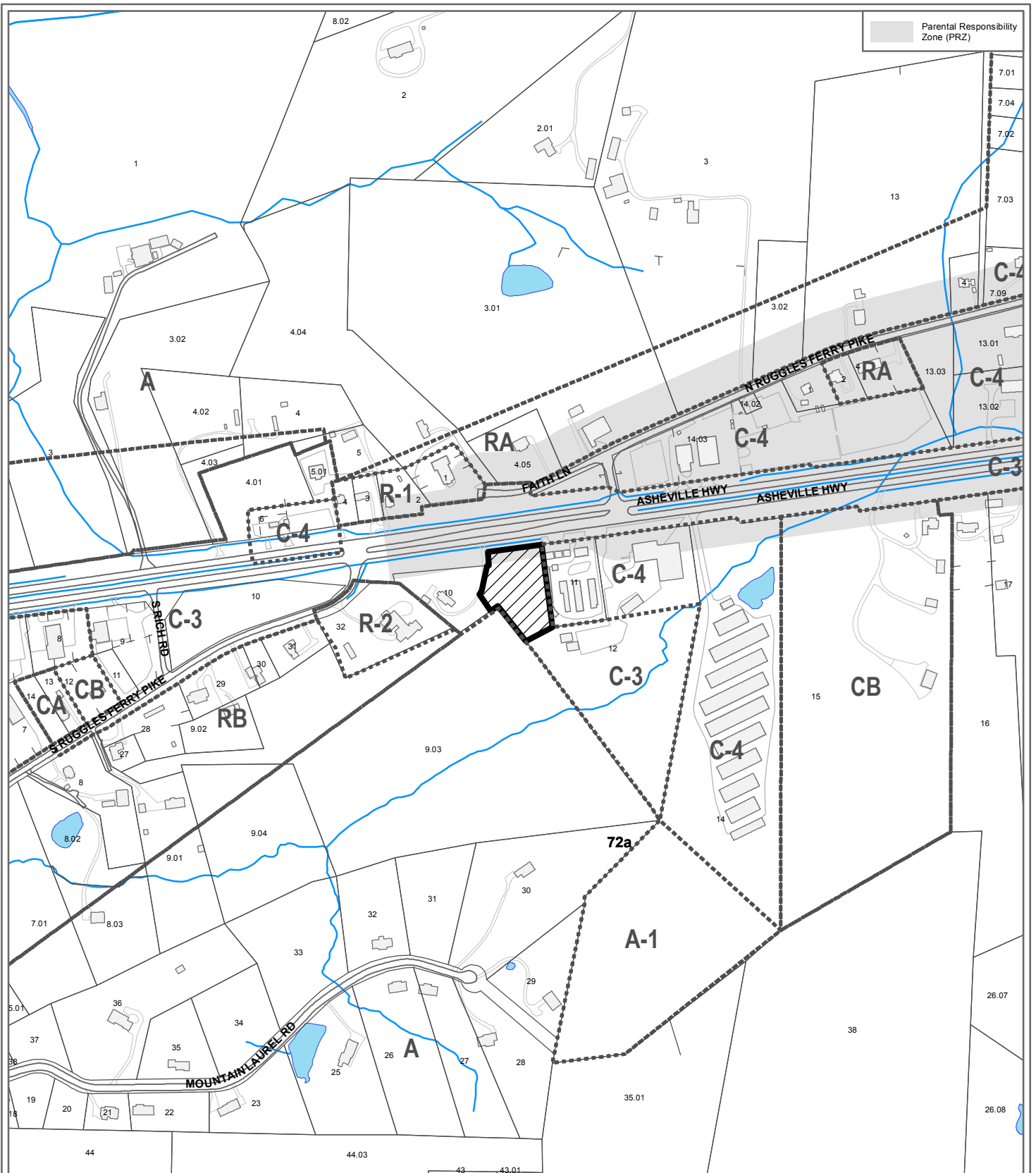
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the East County Sector Plan and the Knoxville One Year Plan show this property within a mixed use special district (MU-EC06). Commercial zoning may be considered within this special mixed use district.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/9/2013 and 7/23/2013. 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.



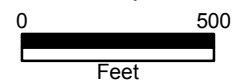
**6-F-13-RZ
REZONING**

From: C-3 (General Commercial)
To: C-4 (Highway and Arterial Commercial)



Petitioner: Knox Farmers Co-op by Philip B. Campbell

Map No: 72
Jurisdiction: City



Original Print Date: 5/17/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902