

▶ **FILE #:** 12-B-14-RZ

AGENDA ITEM #: 26

AGENDA DATE: 12/11/2014

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): University of Tennessee

TAX ID NUMBER: 94 O D PT OF 052 PORTION ZONED C-7 ONLY

JURISDICTION: City Council District 1

STREET ADDRESS: 2309 Kingston Pike

▶ **LOCATION:** North side Kingston Pike, southwest side Metron Center Way

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with 4 lanes and 55' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** C-7 (Pedestrian Commercial)

▶ **ZONING REQUESTED:** C-6 (General Commercial Park) or O-2 (Civic and Institutional)

▶ **EXISTING LAND USE:** University of Tennessee facility

▶ **PROPOSED USE:** University of Tennessee facility

EXTENSION OF ZONE: Yes, C-6 is an extension from the north.

HISTORY OF ZONING: The northern portion of this parcel was rezoned from C-7 to C-6 in 1998 (10-Q-98-RZ/10-F-98-PA).

SURROUNDING LAND USE AND ZONING: North: Metron Center building / C-6 (General Commercial Park)

South: Kingston Pike / University Commons commercial development / C-3 (General Commercial)

East: Elevated railroad right-of-way, residential, office / FD-CU-3 (Cumberland Form District), O-1 (Office, Medical & Related Services) and R-2 (General Residential)

West: Tyson Park / OS-2 (Park and Open Space)

NEIGHBORHOOD CONTEXT: This site is located between the elevated Alcoa Hwy. and Tyson Park to the west and the elevated railroad and Ft. Sanders neighborhood to the east. The site is at the western end of the Cumberland Avenue Form District.

STAFF RECOMMENDATION:

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

C-6 is a logical extension of zoning from the north on the remainder of the property owned by the State of Tennessee. C-6 zoning is consistent with the One Year Plan and sector plan proposals for the property.

COMMENTS:

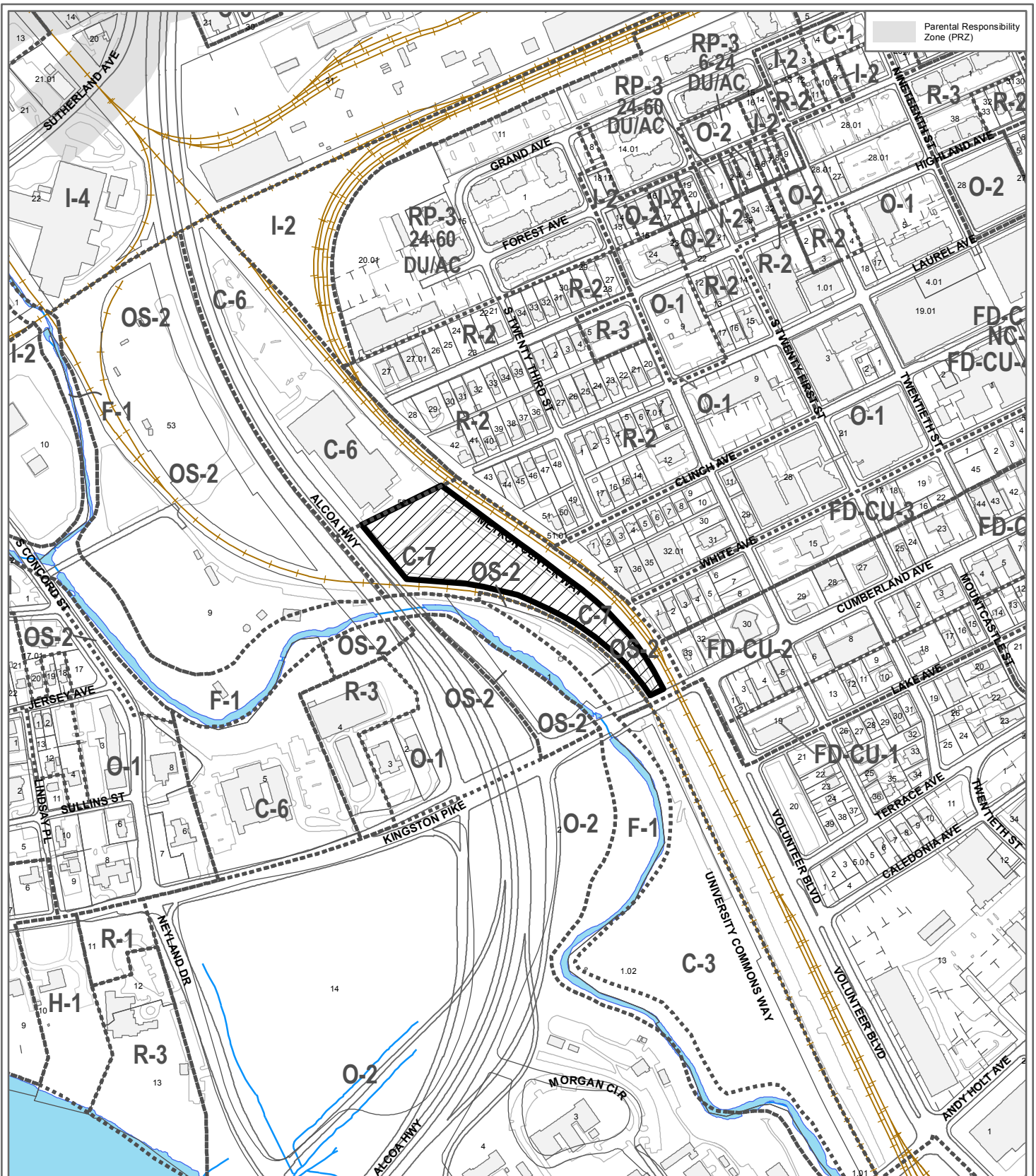
The subject property is the only remaining property in the City zoned C-7. The C-7 (Pedestrian Commercial)

zone was formerly in place along Cumberland Avenue, but was recently replaced by the Cumberland Avenue Form Based Zoning District. This site was omitted when evaluating the replacement of the C-7 district, because it is not part of the district. In 1998, the site was rezoned from I-2 to C-6 in the northern portion and C-7 in the southern portion, as it exists today. The current C-7 zone in the Knoxville Zoning Ordinance refers to the Cumberland Avenue Corridor Design Guidelines, but this site is not within the designated corridor. Therefore, MPC initiated this general rezoning to assign an appropriate zoning district to this lone remaining C-7 property. Approval of the recommendation will establish the same C-6 zoning on the entire parcel, which is now owned by the State of Tennessee.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/6/2015 and 1/20/2015. 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-14-RZ
REZONING**

From: C-7 (Pedestrian Commercial)

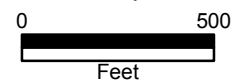
To: C-6 (General Commercial Park) or O-2 (Civic and Institutional)



Petitioner: Metropolitan Planning Commission

Map No: 94

Jurisdiction: City



Original Print Date: 11/24/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised: