

▶ **FILE #:** 5-K-14-RZ

AGENDA ITEM #: 30

AGENDA DATE: 5/8/2014

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): The Lamar Corporation and Louis Aaron Truan

TAX ID NUMBER: 68 07802 & PT OF 079 MAP ON FILE AT MPC

JURISDICTION: City Council District 5

STREET ADDRESS: 6325 Central Avenue Pike

▶ **LOCATION:** Southwest side Central Avenue Pike, northwest of Murray Dr.

▶ **APPX. SIZE OF TRACT:** 2.85 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Central Avenue Pike, a minor arterial street with 22' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **PRESENT ZONING:** No Zone (formerly CB (Business and Manufacturing))

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

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Commercial

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business / PC (Planned Commercial)

South: Business / C-4 (Highway & Arterial Commercial)

East: Central Avenue Pike - Vacant land / A-1 (General Agricultural)

West: I-75 right-of-way / OS-1 (Open Space)

NEIGHBORHOOD CONTEXT: The properties situated between Central Avenue Pike and I-75 have been primarily developed with commercial uses under CB, PC, C-3, C-4 and C-6 zoning.

STAFF RECOMMENDATION:

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

C-4 is a comparable City zoning district to the former CB County zoning and permits the existing business on the property. The C-4 zone is compatible with other commercial zoning present in the area. The adjacent property to the southeast is zoned C-4.

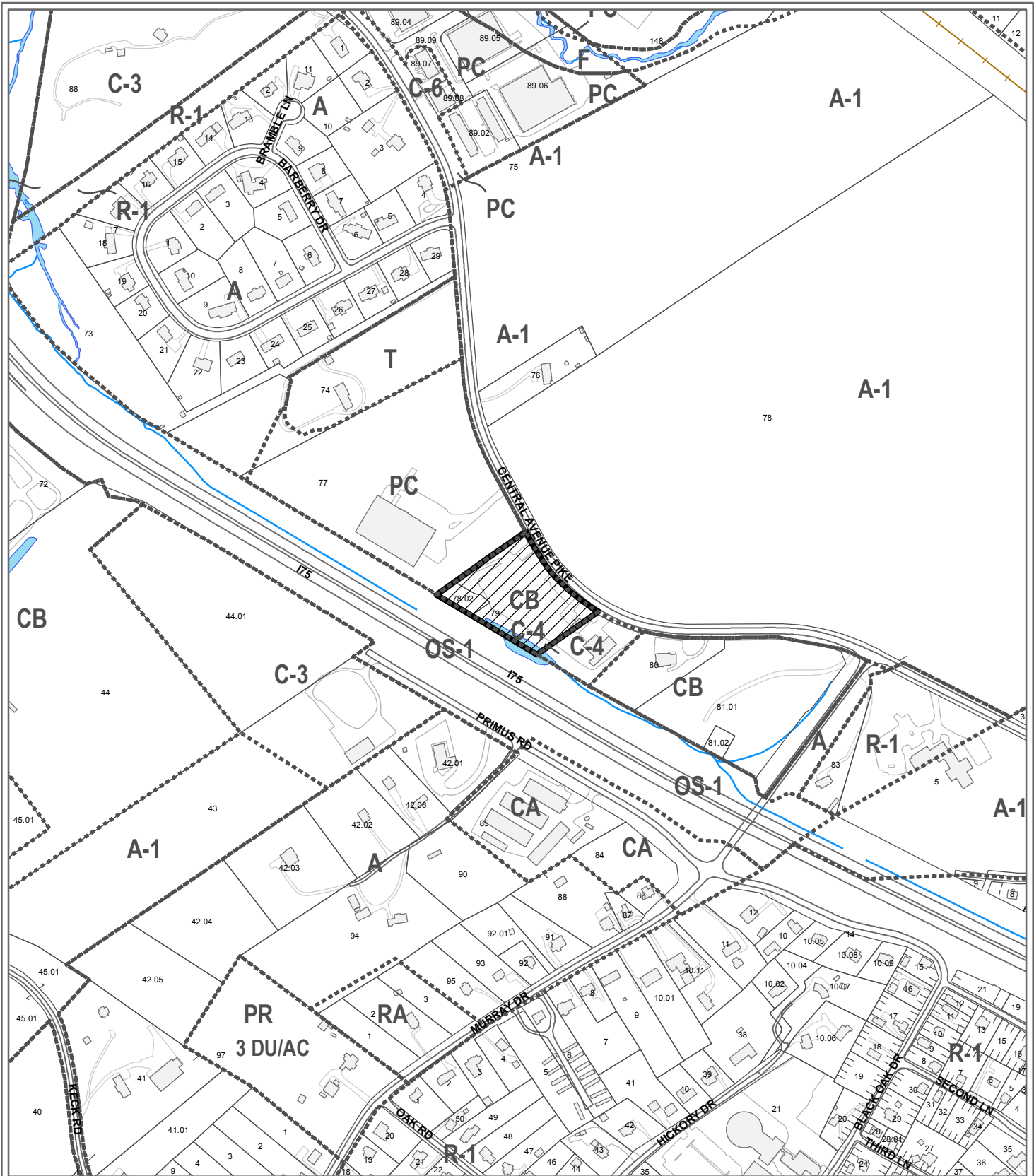
COMMENTS:

Other properties in this area have been rezoned to C-3, C-4 or C-6 after annexation into the City Limits of Knoxville.

ESTIMATED TRAFFIC IMPACT: Not required.

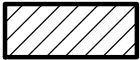
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/10/2014 and 6/24/2014. 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.



**5-K-14-RZ
GOVERNMENTAL REZONING**

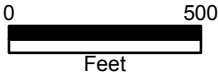
From: No Zone
To: C-4 (Highway and Arterial Commercial)



Petitioner: City of Knoxville

Map No: 68

Jurisdiction: City



Original Print Date: 4/11/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902