

▶ **FILE #:** 5-L-14-RZ

AGENDA ITEM #: 31

AGENDA DATE: 5/8/2014

▶ **APPLICANT:** CITY OF KNOXVILLE
OWNER(S): WHITTAKER PROPERTIES LLC

TAX ID NUMBER: 132 03101
JURISDICTION: City Council District 2
STREET ADDRESS: 8854 Kingston Pike

▶ **LOCATION:** Southeast side Kingston Pike, northeast of Ebenezer Rd.

▶ **APPX. SIZE OF TRACT:** 3.59 acres

SECTOR PLAN: Southwest County

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

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

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

WATERSHED: Ten Mile Creek

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

▶ **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 east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Kingston Pike - Businesses / CB (Business & Manufacturing)

South: Residences / PR (Planned Residential)

East: Self storage facility / C-4 (Highway & Arterial Commercial)

West: Vacant land, creek / C-3 (General Commercial)/F-1 (Floodway) and C-4

NEIGHBORHOOD CONTEXT: This section of Kingston Pike is lined with businesses under various commercial zones.

STAFF RECOMMENDATION:

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

C-4 is a comparable City zoning district to the former CA 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 east is zoned C-4.

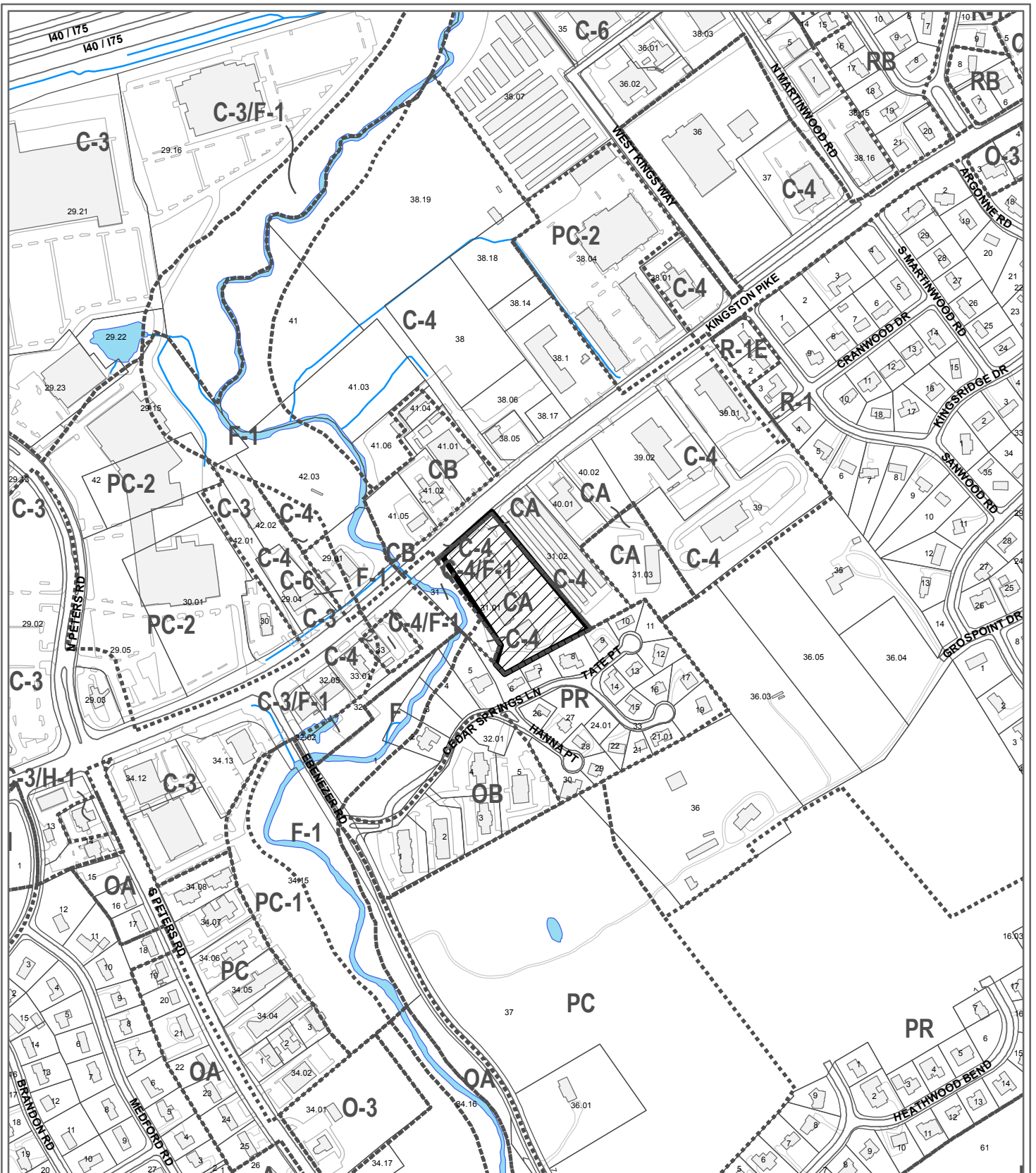
COMMENTS:

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-L-14-RZ
GOVERNMENTAL REZONING**

From: No Zone

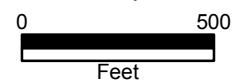
To: C-4 (Highway and Arterial Commercial)



Petitioner: City of Knoxville

Map No: 132

Jurisdiction: City



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