

▶ **FILE #:** 6-C-16-RZ

AGENDA ITEM #: 31

AGENDA DATE: 6/9/2016

▶ **APPLICANT:** PEOPLE'S DEVELOPMENT COMPANY, INC.

OWNER(S): People's Development Company, Inc.

TAX ID NUMBER: 121 B C 030

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 5200 Homberg Dr

▶ **LOCATION:** Southeast side Homberg Dr., southwest of S. Mohican St.

▶ **APPX. SIZE OF TRACT:** 21848 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Homberg Dr., a local street with 29' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

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

▶ **EXISTING LAND USE:** Light industrial business

▶ **PROPOSED USE:** General commercial and office space

EXTENSION OF ZONE: Yes, extension of C-3 from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Homberg Dr. - Businesses / C-3 (General Commercial)

South: Railroad R-O-W and golf course / OS-1 (Open Space)

East: Surface parking / I-2 (Restricted Manufacturing & Warehousing)

West: Commercial building / I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of businesses under C-3, C-4, I-2 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.**

C-3 zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of C-3 zoning from the north and west.

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 proposed C-3 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal is a logical extension of C-3 zoning from the north and west.
3. The proposal is consistent with the One Year and sector plan proposals for the site, and C-3 is an extension of zoning from two sides.

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

1. The C-3 zone, as described in the zoning ordinance, is for personal and business services and general retail businesses. This zoning category is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant land. Further, the regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.
2. Based on the above general intent, this site is appropriate for C-3 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 no impact on schools. The impact on the street system would depend on the type of commercial development proposed. Water and sewer utilities are in place to serve the site.
2. The proposal is compatible with surrounding development and zoning, so the impact on adjacent properties should be minimal. Commercial or light industrial zoning and uses are located on three sides of the subject property.
3. The area is developed primarily with commercial uses which will not be negatively impacted by commercial development of this site. No other area of the County will be impacted by this rezoning request.

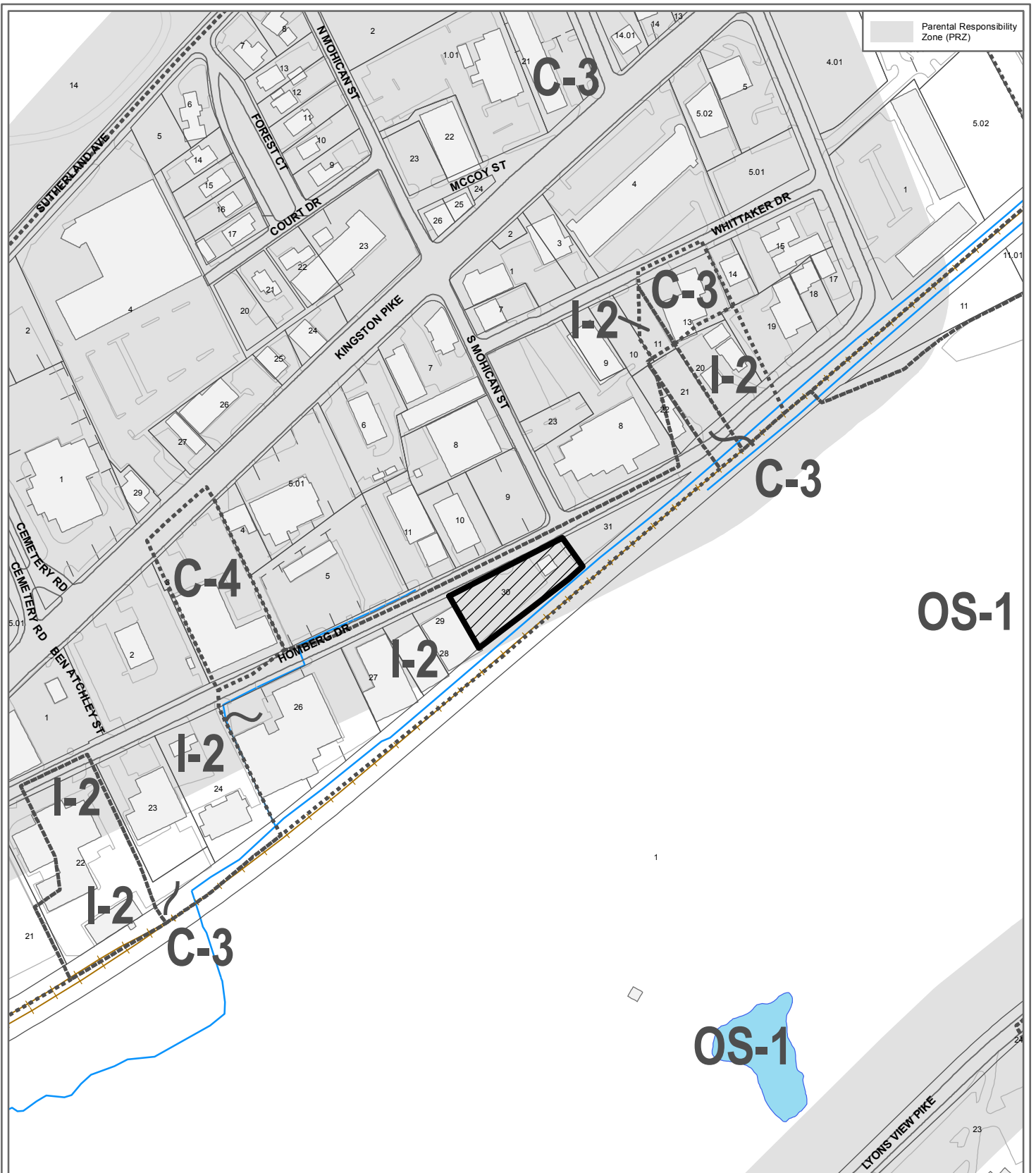
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Central City Sector Plan and the City of Knoxville One Year Plan reflect this area within a mixed use special district (MU-SD-WC-1). C-3 zoning is appropriate to be considered within this mixed use district.
2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/5/2016 and 7/19/2016. 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-C-16-RZ
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)

To: C-3 (General Commercial)



Petitioner: People's Development Company, Inc.

Map No: 121

Jurisdiction: City

Original Print Date: 5/16/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

