

▶ **FILE #:** 12-B-17-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** URBAN ENGINEERING

OWNER(S): Randy Burleson

TAX ID NUMBER: 68 N H 01701 PORTION ZONED I-2 ONLY

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** Northwest side W. Anderson Ave., northeast of Wray St.

▶ **APPX. SIZE OF TRACT:** 5400 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via W. Anderson Ave., a local street with 41' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Parking for restaurant

EXTENSION OF ZONE: Yes, extension of C-3 from the east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House, businesses / I-2 (Restricted Manufacturing & Warehousing), O-1 (Office, Medical & Related Services) and C-3 (General Commercial)

South: W. Anderson Ave., house / I-2 (Restricted Manufacturing & Warehousing)

East: Business / C-3 (General Commercial)

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

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential, office, commercial and light industrial uses under I-2, O-1 and C-3 zoning.

**STAFF RECOMMENDATION:**

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

C-3 is a logical extension of zoning from the east and west, is compatible with the scale and intensity of surrounding development and zoning pattern and is consistent with the adopted future land use plans for the area. This requested zoning change will establish C-3 zoning over the entire subject parcel 01701.

**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. C-3 is a logical extension of commercial zoning from the east and west.
2. C-3 uses are compatible with the surrounding land use and zoning pattern.
3. C-3 zoning is appropriate for this site, which is adjacent to other commercial uses and zoning. C-3 zoning is consistent with the proposed future land uses on adopted plans.

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 to be rezoned to C-3.

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 recommended C-3 zoning is compatible with the surrounding land uses and zoning pattern.
2. C-3 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing street is adequate to handle any additional traffic generated by allowing commercial uses on the site.

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. The City of Knoxville One Year Plan and the Central City Sector Plan designate this property as part of a MU-SD (Mixed Use - Special District) CC-11. This designation allows consideration of the C-3 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended C-3 zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

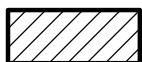
If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2018 and 1/30/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-B-17-RZ  
REZONING**

From: I-2 (Restricted Manufacturing and Warehousing)

To: C-3 (General Commercial)

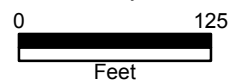


Original Print Date: 11/13/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Urban Engineering

Map No: 68

Jurisdiction: City



OYP: MU-5D  
MU-CC11

SP: MU-5D  
MU-CC11

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

REZONING     PLAN AMENDMENT

Name of Applicant: URBAN ENGINEERING

Date Filed: 10/16/17    Meeting Date: 12/14/17

Application Accepted by: M. Payne

Fee Amount: \$1000    File Number: Rezoning 12-B-17-RZ

Fee Amount: X    File Number: Plan Amendment H



PROPERTY INFORMATION

Address: 0 ANDERSON AVE.

General Location: W. ANDERSON AVE.

Q. CENTRAL

N/W side of W. Anderson due N/E of Wray St.

Parcel ID Number(s): 08LNH016

Tract Size: 5400± SF

Existing Land Use: VACANT

Planning Sector: Central City

Growth Policy Plan: Urban

Census Tract: 66

Traffic Zone: 97

Jurisdiction:  City Council 4 District

County Commission \_\_\_\_\_ District

Requested Change

REZONING

FROM: I-2

TO: C-3

PLAN AMENDMENT

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

PROPOSED USE OF PROPERTY

PARKING FOR RESTAURANT

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

PROPERTY OWNER     OPTION HOLDER

PLEASE PRINT

Name: RANDY BURLESON

Company: AUDREY'S REAL ESTATE

Address: P.O. BOX 51666

City: KNOXVILLE State: TN Zip: 37950

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHAS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: 315-7011

E-mail: WEI@TAS.NET

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Chris Sharp

PLEASE PRINT

Name: CHRIS SHARP

Company: URBAN ENGINEERING

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

E-mail: WEI@TAS.NET

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink: (If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
RANDY BURRISON	AUBREY'S REAL ESTATE				✓	
	P.O. Box 51666					
	KNOXVILLE, TN 37950					