

▶ **FILE #:** 2-D-18-RZ **AGENDA ITEM #:** 30
 POSTPONEMENT(S): 2/8/18-4/12/18 **AGENDA DATE:** 6/14/2018
 ▶ **APPLICANT:** FORT SANDERS PARTNERS
 OWNER(S): Arthur G. Seymour, Jr.

TAX ID NUMBER: 48 N B PART OF 01201 PORTION ZONED C-6 (K) [View map on KGIS](#)
 ONLY

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** Northwest side N. Broadway, south of Curtis Ln.

▶ **APPX. SIZE OF TRACT:** 4.3 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via N. Broadway, a major arterial street with 4 lanes and a center median within 120' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** C-6 (General Commercial Park) with conditions

▶ **ZONING REQUESTED:** C-6 (General Commercial Park) with no or revised conditions

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Any use permitted in the C-6 zoning district

EXTENSION OF ZONE: Yes, the site is already zoned C-6 with conditions

HISTORY OF ZONING: Property was rezoned from C-3 to C-6 with conditions in 2003 (1-J-03-RZ).

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / OS-1 (Open Space), EN-1 (Established Neighborhood) and R-1 (Low Density Residential)

South: Businesses / C-3 (General Commercial)

East: N. Broadway, residences and businesses / C-3 (General Commercial) and R-1 (Low Density Residential)

West: Vacant land / OS-1 (Open Space)

NEIGHBORHOOD CONTEXT: This site is located along N. Broadway, which is generally developed with commercial uses under C-3 zoning. Residential uses are generally located behind the commercial businesses, but there are a few that have direct frontage on N. Broadway. The residential uses in the area are zoned EN-1, R-1 and R-2.

STAFF RECOMMENDATION:

▶ **POSTPONE to the July 12, 2018 meeting, at the request of the applicant.**

Staff received an emailed request to postpone from the applicant on May 24, 2018.

COMMENTS:

The applicant is postponing in order to work with the City of Knoxville and TDOT to determine whether the

installation of a new traffic signal at the intersection of Jacksboro Pike and N. Broadway is still warranted, as referenced in existing zoning conditions 2 and 3. (See attached case summary from 2003 rezoning.)

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2018 and 7/31/2018. 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 30 days to appeal an MPC decision in the City.