

REZONING REPORT

▶ **FILE #:** 11-J-20-RZ

AGENDA ITEM #: 21

AGENDA DATE: 11/12/2020

▶ **APPLICANT:** ACRE KINGSTON PIKE T5 LLC

OWNER(S): Wheeler E F Jr. & William D. McSpadden

TAX ID NUMBER: 120 J A 008

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 8002 Kingston Pk.

▶ **LOCATION:** South side of Kingston Pike, west side of Winston Road

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Within City Limits

ACCESSIBILITY: Kingston Pike is a major arterial with a pavement width of 56 ft inside a 92-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** C-G-3 (General Commercial)

▶ **ZONING REQUESTED:** C-H-2 (Highway Commercial)

▶ **EXISTING LAND USE:** Kar Kare Muffler Shop Center

▶ **DENSITY PROPOSED:** N/A

EXTENSION OF ZONE: C-H-2 is across Kingston Pike

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-2 (Highway Commercial) District

South: Office - C-G-3 (General Commercial) District

East: Commercial - C-G-3 (General Commercial) District

West: Commercial - C-G-3 (General Commercial) District

NEIGHBORHOOD CONTEXT: This is a major commercial corridor with retail, business, financial institutions, and professional services uses along the street. The shopping center containing Barnes and Noble and the former Toys-R-Us is across the street.

STAFF RECOMMENDATION:

▶ **Postpone this application for 30 days to be heard at the December 10, 2020 Planning Commission meeting.**

Staff received an email on November 9, 2020 requesting to revise the rezoning request to ask for the C-G-1 zone instead of the C-H-2 zone originally requested. The C-G-1 request needs to be advertised, which can be done in time for the December 10, 2020 meeting.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/15/2020 and 1/12/2021. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.