CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:1-G-08-RZRelated File Number:Application Filed:11/26/2007Date of Revision:Applicant:MURPHY DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location:	Northwest side Sutherland Ave., northeast of Tobler Ln.		
Other Parcel Info.:			
Tax ID Number:	107 D J 025.01	Jurisdiction:	City
Size of Tract:	1.05 acres		
Accessibility:	Access is via Sutherland Ave., a three lane minor arterial stree right of way.	t with 35' of pave	ment width within 80' of

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Any use permitted in C-3 zone		Density:
Sector Plan:	Central City	Sector Plan Designation: Light li	ndustrial
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is developed with a mix of commercial, residential and industrial uses under R-2, C-3, C-4, C-6, I-2 and I-3 zoning. West High School is located to the southwest across Sutherland Ave.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	I-2 (Restricted Manufacturing and Warehousing), I-3 (General Industrial) and R-2 (General Residential)		
Former Zoning:			
Requested Zoning:	C-3 (General Commercial)		
Previous Requests:	None noted		
Extension of Zone:	Not an extension of C-3, but property is adjacent to C-4(k) and C-6 zoning		
History of Zoning:	None noted for this site. The two sites to the west have been rezoned to conditional C-4 and C-6 within the last three years.		

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISP	POSITION
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE C-3 (G	eneral Commercial) zoning.	
Staff Recomm. (Full):		patible with the surrounding on proposal for the site.	levelopment and zoning pattern and is consistent with
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern. 2. C-3 zoning is consistent with the One Year Plan proposal for the site. 3. C-3 zoning is an extension of commercial zoning from the west. Many other properties along Sutherland Ave. are zoned C-1, C-3 and C-6. 		
	 Public water ar The proposal v capable of handlir 	ng the additional traffic that wi compatible with surrounding	to serve the site. Sutherland Avenue is a 3 lane minor arterial street, be generated by this development. development and will have a minimal impact on the
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The City of Knoxville One Year Plan proposes Mixed Uses, limited to GC (General Commercial) and MDR (Medium Density Residential) uses for this site, consistent with this proposal. 2. The Central City Sector Plan proposes light industrial uses for the site, consistent with the current I-2 and I-3 zoning on the site. 3. The Bearden Village Opportunities Plan proposes office and medium density residential uses for the site. Office uses are permitted in the C-3 zone. 4. This request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area. However the adopted plans for the area do not propose additional extensions of commercial uses on the north side of Sutherland Ave., other than on parcels that are already zoned as such. 		
MPC Action:	Approved		MPC Meeting Date: 1/10/2008
Details of MPC action:			
Summary of MPC action:	C-3 (General Com	nmercial)	
Date of MPC Approval:	1/10/2008	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to pub	ication?: 🗌 Action Appealed?:
	I EGISI	ATIVE ACTION AND	DISPOSITION

LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knoxville City Council				
Date of Legislative Action:	2/12/2008	Date of Legislative Action, Second Reading:	2/26/2008		
Ordinance Number:		Other Ordinance Number References:			
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved		
lf "Other":		If "Other":			

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: