

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-G-08-RZ **Related File Number:**
Application Filed: 11/26/2007 **Date 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 street with 35' of pavement width within 80' of right of way.

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 Industrial
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:

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: