CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-I-06-PA **Application Filed:** 12/9/2005 **Related File Number:** 1-Q-06-RZ

KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION Ν Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

Applicant: THE KNOXVILLE REAL ESTATE COMPANY

Owner:

PROPERTY INFORMATION

General Location: Southeast side Sutherland Ave., southwest side Varner St. **Other Parcel Info.:** Tax ID Number: 108 A F 006 FOR PLAN AMENDMENT OTHER: 003,004,0 Jurisdiction: City Size of Tract: 0.28 acres Access is via Sutherland Ave., a two and three lane, minor arterial street with 10' pavement lanes, Accessibility: generally, within a 50' right-of-way.

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land Surrounding Land Use: **Proposed Use:** Retail / office Density: Sector Plan: Central City Sector Plan Designation: Urban Growth Area (Inside City Limits) **Growth Policy Plan:** This area consists of older residential properties and businesses that are experiencing redevelopment **Neighborhood Context:** under I-2, C-3 and O-1 zones.

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) Former Zoning: C-3 (General Commercial) **Requested Zoning: Previous Requests:** None noted **Extension of Zone:** Yes **History of Zoning:** None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: MU (Mixed Uses)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 DISPOSITION	1	
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE MU (GC/O) designation for parcel 6			
Staff Recomm. (Full):	Extension of the MU designation is consistent with the redevelopment trend of the area and is compatible with the surrounding development pattern.			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The MU (GC/O) designation and C-3 zoning requests are an extension of the MU designation and C-3 and I-2 zoning found in the area to the north and south and are compatible with the scale and intensity of the surrounding commercial, office and residential development and zoning patterns. 2. MU (GC/O) designation and C-3 zoning will allow commercial development of the property that is in character with other recent development in the area, and consistent with access and public utility services available to serve the site. THE EFFECTS OF THE PROPOSAL 1. Public water and sewer are available to serve the site. 2. The MU (GC/O) designation and C-3 zoning will allow the proposed office use on the property. 3. The C-3 zoning would be a continuation of the recent commercial and office zoning trend in this area of Sutherland Ave. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The MU (GC/O) designation and C-3 zoning are consistent with the adjacent MU(GC/O) designation on the One Year Plan for properties north of the subject property along Sutherland Ave 2. The site is located within the Urban Growth (Inside the city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan. 			
MPC Action:	Approved		MPC Meeting Date: 1/12/2006	
Details of MPC action:				
Summary of MPC action:	Approval of MU (Mixed Uses) (GC/O) designation for parcel 6			
Date of MPC Approval:	1/12/2006	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	2/14/2006	Date of Legislative Action, Second Reading: 2/28/2006	
Ordinance Number:	Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	