

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-I-08-RZ **Related File Number:**
Application Filed: 11/30/2007 **Date of Revision:**
Applicant: POST LEASING & SALES, INC.

PROPERTY INFORMATION

General Location: Southwest side Sutherland Ave., north side Middlebrook Pike, southeast side Partners Pl
Other Parcel Info.:
Tax ID Number: 94 O B 003 **Jurisdiction:** City
Size of Tract: 1.3 acres
Accessibility: Access is via Sutherland Ave., a four-lane, minor arterial street, and partners Ln., a two lane local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Truck sales
Surrounding Land Use:
Proposed Use: Truck sales **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is surrounded by businesses that have developed under C-3 and I-3 and I-4 zones.

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

Street: 1701 Sutherland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: C-4 (Highway and Arterial Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: Part of the property was rezoned from I-4 to C-3 in 2003.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested 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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE C-4 (Highway and Arterial Commercial) zoning

Staff Recomm. (Full):

C-4 zoning is compatible with surrounding commercial and industrial zones and uses, and permits the applicant's established truck sale use on the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Since the subject property is already zoned C-3 for commercial uses, changing the zoning to C-4 will not adversely impact the area. The applicant's truck repair, sales and leasing business is located on the north and south sides of Middlebrook Pike, and the truck sales were originally permitted under the business's I-4 zoning to the south. The realignment of Middlebrook Pike through the area several years ago isolating the part of the business on the north side of Middlebrook Pike with both C-3 and I-4 zoning, which was rezoned to C-3 in 2003. Now all this site is used for truck sales only requiring that it be rezoned to C-4, which permits auto and truck sales and display. The truck alteration and repair part of the business will remain on the south side of Middlebrook Pike within I-4 zoning
2. The requested C-4 zoning will place this triangle-shaped property in a zone that permits the established truck sales use.
3. The subject site is bordered on two sides by major streets, making it a suitable location for the commercial truck sales business.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools and minimal impact on streets.
3. The proposal will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes Commercial use of the site.
2. The requested C-4 zoning is consistent with the One Year Plan recommended GC designation.
3. Further requests for commercial zoning are unlikely in this area, which is developed with established industrial uses. The only commercial zoning is on this site and to the northwest.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

C-4 (Highway and Arterial Commercial)

Date of MPC Approval:

1/10/2008

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:

2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Postponed

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

