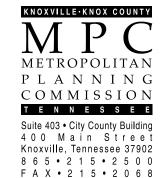
CASE SUMMARY

APPLICATION TYPE: REZONING



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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 surroun	ded 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.:

	MP	C ACTION AND DISPOS	SITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE C-4 (H	ighway and Arterial Commercial)	zoning
Staff Recomm. (Full):		patible with surrounding commerces shed truck sale use on the site.	cial and industrial zones and uses, and permits the
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 PROPOSALPublic water and sewer utilities are available to serve the site.The proposal will have no impact on schools and minimal impact on streets.The proposal will have no impact on adjacent properties.		
	 The Central Cit The requested Further request 		cial use of the site. One Year Plan recommended GC designation. (ely in this area, which is developed with established
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 publicat	tion?: 🔲 Action Appealed?:
	I EGISI	ATIVE ACTION AND DI	SPOSITION

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:	