CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:10-C-06-PAApplication Filed:9/8/2006Applicant:DOUG CARNATHANOwner:Comparison

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street

Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	South side Sutherland Ave., southwest side Lebanon St.		
Other Parcel Info.:			
Tax ID Number:	107 K F 002,003,00301,006,008, OTHER: 107KF008,009,0 Jurisdiction: City		
Size of Tract:	2.68 acres		
Accessibility:	Access is via Sutherland Ave., a three lane, minor arterial street.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Businesses

 Surrounding Land Use:
 Car wash ,retail and service uses.
 Density:

 Proposed Use:
 Car wash ,retail and service uses.
 Density:

 Sector Plan:
 West City
 Sector Plan Designation:

 Growth Policy Plan:
 Urban Growth Area (Inside City Limits)
 This area is within a mixed use office/ multi-family/ commercial area that has developed under R-2,R-3, O-1 and C-1 and C-3 zones

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 C-1 (Neighborhood Commercial)

 Former Zoning:
 Requested Zoning:

 Previous Requests:
 Volume

 Extension of Zone:
 No

 History of Zoning:
 None noted

 PLAN INFORMATION (where applicable)
 VC (Neighborhood Commercial)

Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION		
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	DENY GC (General Commercial) designation		
Staff Recomm. (Full):	The existing neighborhood serving commercial uses permitted under the current C-1 zoning are the most appropriate and desirable uses to occur within this block located between high and medium density residential apartments to the north and mixed use office/ residential uses to the south.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The proposal is incompatible with the scale and intensity of the surrounding land uses and zoning pattern. 2. Other properties in the immediate area have been rezoned from R-2 to C-1 and O-1 in the past to use existing houses for restricted retail uses and offices. 3. The GC designation of this block would allow consideration of C-3 zoning and permit the self service car wash proposed by the applicant, as well as widen the range of retail uses that could be considered for other property in this block to the detriment of surrounding development. 		
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are in place to serve the site. The proposal will have no impact on schools and minimal impact on streets. The GC designation would intensify the potential redevelopment under the permitted C-3 zone, impact adjacent properties and likely lead to additional GC requests along Sutherland Ave. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The City of Knoxville One Year Plan proposes NC (Neighborhood Commercial) for the subject parcels, with mixed uses, limited to office and medium density residential uses to the south. Approval of GC would permit rezoning from C-1 to C-3 for this block. The West City Sector Plan proposes mixed uses for this area. This site is within the study area of the Bearden Village Opportunities Plan in an area designated for mixed uses (Retail, Office and Residential) on the proposed land use plan. 		
	4. Staff would anticipate receiving similar GC designation requests along Sutherland Ave. in the future if this request is approved.		
MPC Action:	Denied MPC Meeting Date: 11/9/2006		
Details of MPC action:			
Summary of MPC action:	DENY GC (General Commercial) designation		
Date of MPC Approval:	Date of Denial:11/9/2006Postponements:10/12/2006		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
Date of Legislative Action:	11/7/2006	Date of Legislative Action, Second Reading: 11/21/2006
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: