CASE SUMMARY

APPLICATION TYPE: REZONING



10-G-11-RZ File Number: **Application Filed:** 8/22/2011 WILL FERGUSON Applicant:

Related File Number: Date of Revision:

Knoxville, Tennessee 37902 865•215•2500 FAX•215•2068 www•knoxmpc•org

PROPERTY INFORMATION

General Location:	Southeast side Sutherland Ave., northeast of N. Forest Park Dr.		
Other Parcel Info.:			
Tax ID Number:	107 K F 002	Jurisdiction:	City
Size of Tract:	13500 square feet		
Accessibility:	Access is via Sutherland Ave., a minor arterial street with 3 way.	7' of pavement widt	th within 60' of right-of-

GENERAL LAND USE INFORMATION

House

Surrounding Land Use:	
Proposed Use:	

Existing Land Use:

0			
Proposed Use:	Parking area to provid building	de additional parking for adjacent apartment Density:	
Sector Plan:	West City	Sector Plan Designation: MU-SD (MU-WC1)	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is developed with a mix of uses, under C-1, R-2, R-3 and O-1 zoning.		

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

Street:

3822 Sutherland Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-1 (Neighborhood Commercial)
Former Zoning:	
Requested Zoning:	R-3 (High Density Residential)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of R-3 zoning from the southwest
History of Zoning:	None noted

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 DISPOSI	ΠΟΝ	
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	RECOMMEND the condition.	at City Council APPROVE R-3 (High	Density Residential) zoning, subject to 1	
Staff Recomm. (Full):		zoning from the southwest and is co	atible with surrounding development and zoning, onsistent with both the One Year Plan and sector	
	1. No more than on parcels 107KF001		ill be permitted along the entire street frontage of	
Comments:	COUNTY GENER 1. R-3 is a logical west of the site, a 2. The surroundir commercial uses.	a logical extension of the already established high density residential zoning to the south a he site, and is consistent with the sector plan's mixed use proposal for the site. urrounding area is developed with low, medium and high density residential, office and cial uses. R-3 zoning is compatible with surrounding development and zoning. oning is appropriate at this location along a minor arterial street and adjacent to existing R-3		
	CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: 1. The requested R-3 zoning district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residences in areas appropriate by location and character for occupancy by high density, multi-dwelling structures or developments. 2. Based on the above description, R-3 is an appropriate zone for this site.			
	 Public water ar R-3 zoning is c adjacent propertie The applicant i building to the sou to Sutherland Ave 	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. R-3 zoning is consistent with the West City Sector Plan, which designates this site as a mixed use special district (MU-WC1). 2. The City of Knoxville One Year Plan also designates the site as a mixed use special district (MU- WC1), which is also consistent with the proposed R-3 zoning. 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth		
	 R-3 zoning is c special district (MI 2. The City of Kno WC1), which is all 			
Action:	Approved		Meeting Date: 10/13/2011	
Details of Action:				
Summary of Action:	R-3 (k) (High Den	sity Residential) subject to one con	dition	
Date of Approval:	10/13/2011	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:	11/29/2011Date of Legislative Action, Second Reading: 12/13/2011		: 12/13/2011	
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved as Modified	Disposition of Case, Second Reading:	Approved as Modified	
If "Other":		If "Other":		
Amendments:		Amendments:		
		Subject to one condition amended to one driveway on the subject property		
Date of Legislative Appeal:		Effective Date of Ordinance:		