CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-V-06-RZ Related File Number:

Application Filed: 9/8/2006 **Date of Revision:**

Applicant: TJ DEVELOPMENT AND MANAGEMENT CO.

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest side Sutherland Ave., northwest of Tobler Ln.

Other Parcel Info.:

Tax ID Number: 107 D J 027 Jurisdiction: City

Size of Tract: 4.99 acres

Accessibility: Access is via Sutherland Ave., a two and three lane, minor arterial street with 25-35' of pavement width

within 65' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and one vacant building

Surrounding Land Use:

Proposed Use: Retail along front, self-storage facility in rear Density:

Sector Plan: Central City Sector Plan Designation: Light Industrial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of commercial, residential and industrial uses under R-2, C-3, C-6, I-2

and I-3 zoning. West High School is located to the south across Sutherland Ave.

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

Street: 3301 Sutherland Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: Application for RP-1 zoning was withdrawn in early 2006

Extension of Zone: Not an extension of C-6, but there is C-3 zoning to the west and conditioned C-4 zoning to the east.

History of Zoning: MPC approved a One Year Plan amendment to MDR and a rezoning to RP-1 at up to 15 du/ac on

1/12/06, but the requests were withdrawn prior to being heard by City Council.

PLAN INFORMATION (where applicable)

Current Plan Category:

3/19/2007 12:26 PM Page 1 of 3

Requested Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning.

Staff Recomm. (Full): C-6 zoning is compatible with surrounding development and will require administrative site plan

approval from MPC staff prior to development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. C-6 zoning of this site for the proposed retail and self storage/warehouse development would be

compatible with established business uses in the area.

3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building

permits.

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. Sutherland Avenue is a 2 or 3 lane minor arterial street, capable of handling the additional traffic that will be generated by this development.

3. The request is compatible with surrounding development and will have a minimal impact on the

adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes LI (Light Industrial) uses for this site. C-6 zoning is listed as a permissible zoning district under the LI designation.

2. The Central City Sector Plan proposes light industrial uses for the site, which are permitted under the recommended C-6 zoning.

3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

4. This request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. Applications for zoning variances, if required, will not be

accepted by MPC until after the C-6 plan has been submitted and reviewed by staff.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park) zoning.

Date of MPC Approval: 10/12/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

3/19/2007 12:26 PM Page 2 of 3

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: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

3/19/2007 12:26 PM Page 3 of 3