

# 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:** 10-V-06-RZ                      **Related File Number:**  
**Application Filed:** 9/8/2006                      **Date of Revision:**  
**Applicant:** TJ DEVELOPMENT AND MANAGEMENT CO.  
**Owner:**

### 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**Previous Requests:** Application for RP-1 zoning was withdrawn in early 2006  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approved a One Year Plan amendment to MDR and a rezoning to RP-1 at up to 15 du/ac on 1/12/06, but the requests were withdrawn prior to being heard by City Council.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:**



**Date of Legislative Action:** 11/7/2006

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 11/21/2006

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**