

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-A-05-RZ                      **Related File Number:**  
**Application Filed:** 10/24/2005              **Date of Revision:**  
**Applicant:** KAREN EBERLE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Sutherland Ave., northeast of Tobler Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 D J 02601                      **Jurisdiction:** City  
**Size of Tract:** 1.5 acres  
**Accessibility:** Access is via Prestwick Ridge Way, a local street with 40' of right of way and 26' of pavement width, or via Sutherland Ave., a minor arterial street with 70' of right of way and 26' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail garden center with greenhouses                      **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 southwest across Sutherland Ave.

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

**Street:** 3275 Sutherland Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park) & I-2 (Restricted Manufacturing & Warehousing)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:** Request for C-6 zoning was withdrawn in 2003.  
**Extension of Zone:** No  
**History of Zoning:** Application for C-6 zoning on entire parcel was withdrawn on 3/11/04 (4-C-03-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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-4 (Highway & Arterial Commercial) zoning, limited to a retail garden center with greenhouses and uses permitted under C-3 zoning.

Staff Recomm. (Full):

The limited rezoning will allow the proposed use, which includes outdoor displays, but will prevent other undesirable C-4 uses such as automobile sales. The One Year Plan proposes mixed uses, limited to general commercial and medium density residential, for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Limited C-4 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Many properties along Sutherland Ave. are zoned C-1, C-3 and C-6. There are no properties along Sutherland Avenue that are zoned C-4. By limiting this request to the proposed use and C-3 uses, the request will not establish an unrestricted C-4 pattern, which would allow inappropriate uses to be developed at this site. There is a produce stand business, zoned C-3, located to the west on the north side of Sutherland Ave., that occasionally has incidental outdoor displays of merchandise such as Christmas trees and other products.
3. Limited C-4 zoning is consistent with the mixed use proposal for the site in the One Year Plan.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and a minimal impact on the street system.
3. The recommended limited C-4 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes light industrial for this site, consistent with the previous I-2 zoning.
2. The City of Knoxville One Year Plan proposes mixed uses, limited to general commercial and medium density residential, consistent with the recommendation.
3. This request may lead to future rezoning requests for commercial in the immediate area on properties currently zoned industrial and residential.

MPC Action:

Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action:

APPROVE C-4 (Highway & Arterial Commercial) zoning, limited to a retail garden center with greenhouses and uses permitted under C-3 zoning,

Date of MPC Approval:

12/8/2005

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:

1/3/2006

Date of Legislative Action, Second Reading: 1/17/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**